

Referrals  
7/16/19

**PLANNING AND  
ECONOMIC  
DEVELOPMENT  
STANDING  
COMMITTEE**

## OFFICE OF CONTRACTING AND PROCUREMENT

July 11, 2019

### HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6000226      100% City Funding – To Increase Funding by \$2,700,000.00 for Economic Development Activities to Support Small Businesses. Amendment No. 4 – Amended Small Business and Commercial Corridor Initiative for the Housing and Revitalization Department. Replacing federal funds on agreement with City funding. – Contractor: Economic Development Corporation – Location: 500 Griswold, Ste. 2200, Detroit, MI 48226 – Contract Period: Upon City Council Approval through December 31, 2019 – Total Contract Amount: \$12,123,141.96.  
**HOUSING AND REVITALIZATION** (*Contract Amount before increased funding: \$9,423,141.96.*)

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer  
Office of Contracting and Procurement

**BY COUNCIL MEMBER \_\_\_\_\_ TATE**

**RESOLVED**, that Contract No. 6000226 referred to in the foregoing communication dated July 11, 2019, be hereby and is approved.

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## OFFICE OF CONTRACTING AND PROCUREMENT

July 11, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6002241      100% Federal Funding – To Provide Loan Serving and Collections for HRD's Multifamily Development Program Loans. – Contractor: Community Reinvestment Fund, Inc. – Location: 801 Nicollet Mall, Suite 1770 West, Minneapolis, MN 55402 – Contract Period: Upon City Council Approval through June 30, 2021 – Total Contract Amount: \$450,000.00. **HOUSING AND REVITALIZATION**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer  
Office of Contracting and Procurement

**BY COUNCIL MEMBER** \_\_\_\_\_ **TATE** \_\_\_\_\_

**RESOLVED**, that Contract No. 6002241 referred to in the foregoing communication dated July 11, 2019, be hereby and is approved.

## OFFICE OF CONTRACTING AND PROCUREMENT

July 11, 2019

### HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6002270      100% City Funding – To Provide Staffing Support, Capacity Building and Technology Enhancements for the City of Detroit's Workforce Development Programs. – Contractor: Detroit Employment Solutions Corporation – Location: 440 E. Congress, Detroit, MI 48226 – Contract Period: Upon City Council Approval through June 30, 2022 – Total Contract Amount: \$3,000,000.00.      **HOUSING AND REVITALIZATION**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer  
Office of Contracting and Procurement

**BY COUNCIL MEMBER \_\_\_\_\_ TATE**

**RESOLVED**, that Contract No. 6002270 referred to in the foregoing communication dated July 11, 2019, be hereby and is approved.

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## OFFICE OF CONTRACTING AND PROCUREMENT

July 11, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6002127      Revenue – To Provide the Lease of City Property by Grand Trunk Western Railroad for Loading, Unloading, Parking/Storing Motor Freight Containers. – Contractor: Grand Trunk Western Railroad – Location: 17641 South Ashland Avenue, Homewood, IL. 60430 – Contract Period: Upon City Council Approval through April 28, 2022 – Total Contract Amount: \$751,860.00.            **PLANNING AND DEVELOPMENT**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer  
Office of Contracting and Procurement

**BY COUNCIL MEMBER \_\_\_\_\_ TATE \_\_\_\_\_**

**RESOLVED**, that Contract No. 6002127 referred to in the foregoing communication dated July 11, 2019, be hereby and is approved.

# City of Detroit

Alton James  
Chairperson

Vice Chair/Secretary

Marcell R. Todd, Jr.  
Director

**CITY PLANNING COMMISSION**  
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Frederick E. Russell, Jr.  
Angy Webb

June 28, 2019

## HONORABLE CITY COUNCIL

**RE:** Request of Fusco Shaffer & Pappas Architects on behalf of the Pope Francis Center to amend Article XVII, District Map 13, of the 1984 Detroit City Code Chapter 61, 'Zoning' by showing a PD (Planned Development) zoning classification where R3 (Low Density Residential) and B6 (General Services) zoning classifications are currently shown on one parcel commonly identified as 3769 East Canfield.  
**(RECOMMEND APPROVAL)**

## BACKGROUND AND PROPOSAL

The City Planning Commission (CPC) has received a request from Fusco Shaffer & Pappas Architects requesting that the City of Detroit amend Article XVII, District Map No. 13 of Chapter 61 of the 1984 Detroit City Code, 'Zoning,' to show a PD (Planned Development) zoning classification where R3 (Low Density Residential) and B6 (General Services) zoning classifications currently exist on one parcel commonly identified as 3769 East Canfield, generally bounded by Garfield Street to the north, Mt. Elliott Street to the east, East Canfield Street to the south and Ellery Street to the west.

The subject property is currently vacant land. Historically, this site was developed with a mixture of uses including a school and housing; however, the buildings were demolished over 20 years ago. The property is located on the east side in City Council District 5.

### *Proposed Development*

The Pope Francis Center proposes to build and operate a bridge housing facility to serve Detroit's homeless community at this site. The purpose of bridge housing is to give people a place to live for 90-120 days to get off the street and transition to permanent housing. The proposed development would include 40 studio apartment units, a cafeteria, gymnasium, library, classrooms and a health clinic. An outdoor secure shelter area will also be included for those who wish to remain outdoors. Certain portions of the building such as the clinic and the gymnasium will be open for community use.

The Pope Francis Center currently operates a facility serving the homeless in downtown Detroit at 438 St. Antoine (southeast corner at Larned). Services provided include meals, laundry facilities and showers, but no overnight shelter. Additionally, people can access medical care, legal advice and housing providers. The new facility will be an expansion of their services and the downtown location will continue to operate.

### ***Community Outreach***

Pope Francis has held a stakeholder meeting and two community meetings to inform the community about the project, gather opinions and address concerns. The District 5 Neighborhood Manager assisted the applicant in contacting nearby residents, businesses and churches. Initial contact was made by door-knocking in the neighborhood; follow-up was by postcard, email and door hangers. The final meeting was held on May 20, 2019 at St. Elizabeth Catholic Church which is 3-4 blocks from the proposed project. About 40 area residents attended and asked questions regarding operation of the facility, security and construction timeline. One suggestion was a board of community members to give ongoing suggestions and address any concerns. The applicant was receptive to this idea and offered to appoint a community member to the board of directors.

### **CPC MEETINGS**

#### ***Public Hearing – June 6***

On June 6, 2019 the City Planning Commission (CPC) held a 6:15 P.M. public hearing on the subject rezoning. Fifty-eight notices were mailed to surrounding occupants and property owners; six notices were returned as undeliverable. Nine members of the public spoke at the hearing, five were in opposition and four in support.

Points in support:	Assistance for the chronically homeless is needed The site has been vacant for over 20 years No residents or businesses will be displaced The size is manageable—only 40 residents on site Portions of the facility will be open for community use Contaminated soil at the site will be remediated The neighborhood has been neglected and this will bring hope
Points in opposition:	Community has been ravaged & has many similar uses in area This project won't end homelessness The development doesn't consider community Would prefer housing at the site

Planning Commissioners expressed concerns regarding community outreach and the extent of similar uses in the immediate area. The applicant agreed to do additional outreach and obtain letters in support of the project.

#### ***Recommendation & Action – June 20***

Additional information was provided about the community engagement process, other similar uses in the area and letters of support from the community. The City Planning Commission voted 5-2 to recommend approval of the rezoning. Although public comment was not taken on the item (as it was not a public hearing), a number of individuals spoke during general public comment at the end of the meeting. Fourteen people spoke in opposition to the proposal, including several members of the group Grassroots Detroiters. Their major concerns were:

- That they were excluded from the community engagement
- The environmental contamination at the site and the effect of disturbing the soil
- Recent increase in crime and a potential additional increase as a result of this project
- Too many homeless shelters and similar uses in the area—specifically the new NSO facility at Mack & Gratiot and Team Wellness which recently moved to Mt. Elliott & Mack
- The project won't benefit the community

### **PLANNING CONSIDERATIONS**

#### ***Surrounding Zoning and Land Use***

The zoning classification and land uses surrounding the subject area are as follows:

North:	B6 (General Services) and R3 (Low Density Residential) – Auto Repair Garage, Food Processing Facility, Single-Family House (at the corner of Mt. Elliott, DLBA-owned)
East:	R3 (Low Density Residential) – Single-Family House, Greater St. Peter's AME Zion Church, Vacant Land
South:	R2 (Two-Family Residential) and R3 (Low Density Residential) – Vacant Single-Family House, Vacant Land
West:	R2 (Two Family Residential) – Vacant Land (DLBA-owned)

#### ***Approval Criteria***

This proposal appears to meet the eight approval criteria for a map amendment listed in Section 61-3-80 of the zoning ordinance, specifically:

- *The amendment will not have adverse impacts on property in the vicinity.* The proposed site plan provides adequate landscape buffering for adjacent property. Access to the medical clinic and the gymnasium will be a benefit to the community.
- *The suitability of the subject property for the existing and proposed zoning classifications.* The existing B6 zoning district allows fairly intense uses by-right such as Minor Auto Repair, Car Wash and Used Auto Sales Lot which would not be appropriate directly adjacent to residentially-zoned property. This rezoning corrects this issue and allows a specific mix of uses that will be compatible with surrounding uses and zoning.
- *Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.* It's unclear why this site was initially zoned B6 as schools and dwellings are not permitted. Rezoning the site for the proposed uses will enable the development of the underutilized site and address an anomaly in the pattern of zoning.

As a PD district, this proposal is also subject to the approval criteria in Section 61-3-96, specifically:

- *Whether the subject site covers a minimum of 2 acres and is capable of being planned and developed as one integral unit.* Yes, the site is 5.92 acres and the proposal is a single, cohesive development.
- *That no other zoning district classification would be more appropriate.* The unique mixture of uses included in this proposal, especially the outdoor shelter area, is not allowed in a single zoning district.
- *That the development will result in a recognizable and substantial benefit to the ultimate users of the project and to the City, where such benefits would otherwise be unfeasible or unlikely to be achieved.* The Pope Francis Center did extensive research into the best practices and design of facilities that serve the homeless including tours of facilities in 9 cities. The resulting design is distinctive and merits the flexibility of a PD district.
- *That the proposed type and density of use shall not result in an unreasonable increase in traffic or the use of public services, facilities and utilities, that the natural features of the subject site have the capacity to accommodate the intended development, and that the development shall not place an unreasonable burden upon surrounding land or land owners.* The site is large enough to accommodate the proposed uses and traffic without negative effects on adjacent properties. Substantial setbacks and landscaping are proposed adjacent to the residentially-zoned areas to the south and west.

#### ***Master Plan Consistency***

The subject site is located within the Middle East Central area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows "Institutional" for the subject property. The Planning & Development Department has determined that the proposed map amendment conforms to the master plan.

## **RECOMMENDATION**

On June 20, 2019, the City Planning Commission voted to recommend approval of the rezoning request to amend Article XVII, District Map No. 13 of Chapter 61 of the 1984 Detroit City Code, 'Zoning,' to show a PD (Planned Development) zoning classification where R3 (Low Density Residential) and B6 (General Services) zoning classifications currently exist on one parcel commonly identified as 3769 East Canfield, generally bounded by Garfield Street to the north, Mt. Elliott Street to the east, East Canfield Street to the south and Ellery Street to the west. The ordinance establishing the map amendment has been reviewed and approved as to form by the Law Department and is attached for your consideration.

Respectfully submitted,

ALTON JAMES, CHAIRPERSON

*- Alton James*  
Marcell R. Todd, Jr., Director  
Jamie J. Murphy, Staff

Attachments: Rezoning Ordinance  
PDD Master Plan Interpretation  
District Map 13  
CPC Public Hearing Notice

cc: Maurice Cox, Director PDD  
Esther Yang, PDD  
Karen Gage, PDD  
Matt Walters, Mayor's Office  
David Bell, Director, BSEED  
James Foster, BSEED  
Lawrence Garcia, Corporation Counsel

## SUMMARY

An ordinance to amend Chapter 61 of the 1984 Detroit City Code, ‘*Zoning*,’ commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 13 to show a PD (Planned Development District) zoning classification where R3 (Low Density Residential District) and B6 (General Services District) zoning classifications are currently shown on one parcel commonly identified as 3769 East Canfield Street, generally bounded by Garfield Street to the north, Mt. Elliott Street to the east, Canfield Street to the south, and Ellery Street to the west.

1 BY COUNCIL MEMBER \_\_\_\_\_:

2 AN ORDINANCE to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,'  
3 commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map  
4 No. 13 to show a PD (Planned Development District) zoning classification where R3 (Low  
5 Density Residential District) and B6 (General Services District) zoning classifications are  
6 currently shown on one parcel commonly identified as 3769 East Canfield Street, generally  
7 bounded by Garfield Street to the north, Mt. Elliott Street to the east, Canfield Street to the south,  
8 and Ellery Street to the west.

9 IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

10 Section 1. Article XVII, Chapter 61 of the 1984 Detroit City Code, 'Zoning,' commonly  
11 known as the Detroit Zoning Ordinance, is amended as follows:

12 A. District Map No. 13 is amended to show a PD (Planned Development District)  
zoning classification where R3 (Low Density Residential District) and B6 (General Services  
District) zoning classifications are currently shown on one parcel commonly identified as 3769  
East Canfield Street, generally bounded by Garfield Street to the north, Mt. Elliott Street to the  
east, Canfield Street to the south, and Ellery Street to the west, identified more specifically as:

17 LOTS 1 THRU 8, FISCHER & BERNARTS SUB L8 P48 PLATS, W.C.R.

18 LOTS 12 THRU 23, TRAUGOTT SCHMIDTS SUB L19 P43 PLATS, W.C.R.

19 LOTS 1 THRU 9, LAMBERTS SUB L19 P65 PLATS, W.C.R.

20 THE SOUTH 181.9 FT OF N 236.2 FT OF O L 21 EXC N 10 FT OF W 18 FT  
THEREOF LEIB FARM L45 P664 DEEDS, W.C.R.

22 LOTS 1 THRU 9, SCHWARTZS SUB L16 P64 PLATS, W.C.R.

23 LOTS 1 THRU 8, GUTOWS SUB L19 P64 PLATS, W.C.R.

1           ALL VACATED ALLEYS BOUNDED BY ELLERY, MT ELLIOTT, CANFIELD &  
2           GARFIELD

3           B. All development within the PD (Planned Development District) zoning  
4           classification for the land herein described shall be in accordance with the site plans, elevations,  
5           and other components of the development proposals for the 'Bridge Housing Pope Francis  
6           Center' project, as drawn by Fusco, Shaffer & Pappas, Inc., dated April 22, 2019, and shall be  
7           subject to the following conditions:

8           1. The applicant must work with the adjacent community to minimize disruption to  
9           the neighborhood during construction and to address any impacts on an ongoing  
10          basis.

11          2. All final site plans, elevations, lighting, landscape, and signage plans are subject to  
12          review and approval by the City Planning Commission staff prior to submitting any  
13          applications for applicable building or construction permits.

14          **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance  
15 are repealed.

16          **Section 3.** This ordinance is declared necessary for the preservation of the public peace,  
17 health, safety, and welfare of the people of the City of Detroit.

18          **Section 4.** This ordinance shall become effective on the eighth (8<sup>th</sup>) day after publication  
19 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6)  
20 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:

Lawrence T. Garcia  
Lawrence T. Garcia  
Corporation Council



TO: Mr. Marcell Todd, Legislative Policy Division  
FROM: Esther Yang, Planning and Development  
RE: Master Plan Interpretation for **Rezoning**  
DATE: June 12, 2019  
CC: Maurice Cox, Director, Planning and Development (PDD)  
Karen Gage, Director, PDD Zoning and Innovation  
Greg Moots, PDD Zoning and Innovation  
Kevin Schronce, PDD Central Region

**RE: Master Plan of Policies review of request to modify the existing B6 (General Services District) and R3 (Low Density Residential District) zoning classification to PD (Planned Development) for the property commonly known as 3769 E. Canfield, generally bounded by E. Canfield, Ellery, Garfield, and Mount Elliott**

Dear Mr. Todd:

Pursuant to the City of Detroit's City Charter (Sections 6-202 and 6-204), the Planning and Development Department's (P&DD) Planning Division submits the following review of the proposed Rezoning.

The proposed map amendment is at the request of Fusco, Shaffer & Pappas Inc. on behalf of Pope Francis Center to develop a facility to serve the homeless, consisting of residential units with a cafeteria, gymnasium, and library.

#### **Location**

The subject site is located at 3769 E. Canfield, bounded by E. Canfield Street, Ellery Street, Garfield Street, and Mount Elliott Avenue.

#### **Existing Site Information**

The subject site is currently empty.

#### **Surrounding Site Information**

There are trucking-related uses to the north, homes and vacant lots to the south and east, and vacant residential lots to the west. The Future General Land Use designation is Medium Density Residential to the east, Institutional and Low / Medium Density Residential / Commercial to the north, and Low / Medium Density Residential / Commercial to the west and south. The broader area is characterized by mostly vacant residential lots.

#### **Project Proposal**

Proposed is a 2 story tall building containing 40 apartments with amenities and support services, including a health clinic. This facility will be used for assisting the homeless population.



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## Interpretation

### Impact on Surrounding Land Use

The anticipated impact on the surrounding uses is minimal, as the uses are either commercial or vacant. There should not be excessive noise or other impacts from the proposal. The land to the east, north and south is zoned R3, to the north is B6.

### Impact on Transportation

Given the current under-utilization of the streets surrounding the site and the fact that Mt. Elliott Street is designated as a "Major Street", as is East Forest Avenue (1 block to the north), the development is not anticipated to create significant negative traffic impacts. . Buses runs on Mt. Elliot Street and East Forest Avenue.

## Master Plan Interpretation

The subject site area is designated **Institutional (INST)**. Institutional status applies to areas of approximately 10 acres or more with educational, religious, health or public uses, including: churches, libraries, museums, public or private schools, hospitals, or government building, Institutional structure or land used for public purposes. The proposed development also meets Goal 8, "Increase support services for the City's homeless population", of Citywide Health and Human Services policies.

The proposed use is an institutional one, as it serves the homeless population.

## **The proposed development and rezoning conforms to the Future General Land Use characteristics of the area.**

The institutional nature of the proposed development that the PD zoning will facilitate follows the Future General Land Use designation of the area, and thus this rezoning conforms to the policies of the City's Master Plan.

Respectfully Submitted,

Esther Yang  
Planning and Development Department

## Attachments

Future General Land Use Map: Map 4-6B, Neighborhood Cluster 4, Middle East Central.



Alton James  
Chairperson

Vice Chair/Secretary

# City of Detroit

**CITY PLANNING COMMISSION**  
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Damion Ellis  
David Esparza, AIA, LEED  
Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb

## NOTICE OF PUBLIC HEARING

A public hearing will be held by the City Planning Commission in the Committee of the Whole Room, 13<sup>th</sup> Floor of the Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226 on

**THURSDAY, JUNE 6, 2019 AT 6:15 PM**

to consider the proposal of Fusco, Shaffer & Pappas to amend Article XVII, District Map No. 13 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing a PD (Planned Development) zoning classification where R3 (Low Density Residential) and B6 (General Services) zoning classifications currently exist on one parcel commonly identified as 3769 East Canfield Street. The location of the proposed rezoning is specifically indicated on the accompanying map.

The change is being proposed to allow for the construction of a new building to provide services to the homeless community. Specifically, the building is proposed to include 40 studio apartments, cafeteria, gymnasium, library, classrooms, health clinic and outdoor shelter space.

The pertinent zoning district classifications are described as follows:

### **R3 – LOW DENSITY RESIDENTIAL DISTRICT**

This district is designed as a low-density multi-family district. The regulations are designed to promote and encourage town and terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single and two-family dwellings, town houses, multi-family dwellings, and community facilities necessary to serve a residential district.

### **B6 – GENERAL SERVICES DISTRICT**

This district provides for wholesaling, transport, food services, and similar activities essential to the commerce and health of the City. Office, retail, service, and other uses normally desiring to locate in this type of district are also permitted.

### **PD – PLANNED DEVELOPMENT DISTRICT**

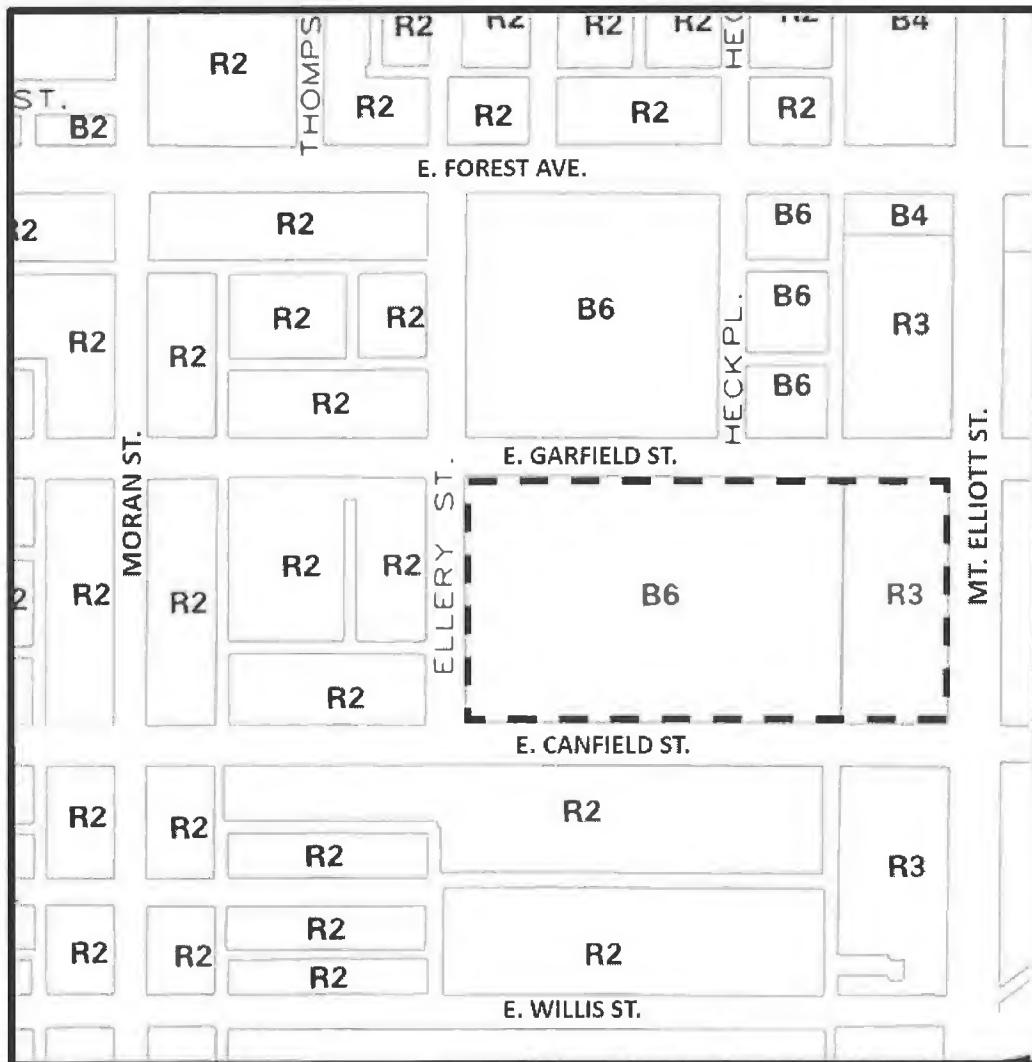
This district will permit planned developments throughout the City and will be particularly useful in urban renewal areas. Such planned developments shall be substantially in accord with the goals and objectives of the Master Plan, by having a major land use that corresponds to the most general category of land use, which are Residential, Public/Civic/Institutional, Retail/Service/Commercial, Manufacturing and Industrial, and Other, proposed in the Master Plan for the area involved. Such planned developments shall provide a desirable environment for the uses proposed and shall not be out of harmony with their general surroundings. The regulations of the district are designed to accomplish this by permitting flexibility in overall development while ensuring adequate safeguards and standards for public health, safety, convenience, and general welfare and, where applicable, encouraging historic preservation.

A Zoning Ordinance map amendment requires approval of the City Council after a public hearing and after receipt of a report and recommendation by the City Planning Commission. This Zoning Ordinance map amendment request is being considered consistent with the provisions of Article III, Division 3 of Chapter 61 of the 1984 Detroit City Code, the Detroit Zoning Ordinance.

You may present your views on this proposal by attending this hearing, by authorizing others to represent you, or by writing to this office prior to the hearing: Two Woodward Avenue, Room 208, Detroit, Michigan 48226 (email: [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov)). Because it is possible that some who are affected by this proposal may not have been notified, it is suggested that you kindly inform your neighbors so that they too may express their positions if they so desire.

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at (313)224-4950, through the TTY number 711, or email [crio@detroitmi.gov](mailto:crio@detroitmi.gov) to schedule these services.

For additional information concerning this proposal or the scheduled hearing, please call 313-224-6225.



**Proposed Rezoning from R3 & B6 to PD**

Alton James  
Chairperson

Vice Chair/Secretary

**Marcell R. Todd, Jr.**  
Director

# City of Detroit

**CITY PLANNING COMMISSION**  
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Angy Webb

July 12, 2019

## HONORABLE CITY COUNCIL

RE: Delegation of City Council Special District Review and approval of building permit applications during Summer recess 2019 (**RECOMMEND APPROVAL**)

According to the City of Detroit Zoning Ordinance the Detroit City Council approves by resolution any work undertaken by permit on land zoned PC or PCA after receiving recommendation from the Planning and Development Department and the City Planning Commission. It has become the practice of Your Honorable to delegate this responsibility to the staff of the City Planning Commission during periods of recess when permit applications of this sort may be submitted and need to be addressed in a timely fashion. The Council's delegation of this responsibility allows work, compliant with the City Code, to advance during recess and/or when the Body is not conducting business in the context of Your regular meetings.

Attached for Your consideration You will find a resolution effectuating the delegation of Special District Review and corresponding action jointly to the Planning and Development Department and the City Planning Commission staff for Your Summer recess 2019.

Respectfully submitted,

Marcell R. Todd, Jr., Director

cc: Maurice Cox, Director, PDD  
David Bell, Director, BSEED  
Lawrence Garcia, Corp. Counsel  
Kim James, Law Dept.  
Bruce Goldman, Law Dept.

Attachment

**A RESOLUTION BY COUNCIL MEMBER**

:

**WHEREAS**, the Detroit Zoning Ordinance requires that any permit application submitted to the Building and Safety Engineering and Environmental Department related to the Exterior design, location and appearance of work within a the Public Center (PC) District and the Public Center Adjacent/Restricted Central Business ((PCA) District must be reviewed by the City Planning Commission (CPC) and the Planning and Development Department (P&DD); and

**WHEREAS**, consistent with Sec. 61-3-182 of the Zoning Ordinance, the City Council approves by resolution, any such permit application subsequent to receipt of a report and recommendation from the Planning and Development Department and the City Planning Commission; and

**WHEREAS**, the Detroit City Council will be on recess July 31, 2018 through September \_\_, 2018, and the City Council's Committees will not resume meeting until that time; and

**WHEREAS**, time sensitive requests for work in these districts may be received by the City while the Council is not in session; and

**WHEREAS**, it is the desire of the Detroit City Council to facilitate such requests and not unnecessarily delay the issuance of building permits.

**NOW THEREFORE BE IT RESOLVED**, the Detroit City Council authorizes the Planning and Development Department and the City Planning Commission staff to jointly review, approve, approve with conditions or deny any permit applications for land zoned PC or PCA submitted between July 31, 2018 and September \_\_, 2018 and to do so in consultation with other City agencies as may be appropriate.

Alton James  
Chairperson

Vice Chair/Secretary

# City of Detroit

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Frederick E. Russell, Jr.  
Angy Webb  
Damion Ellis

59

July 11, 2019

## HONORABLE CITY COUNCIL

**RE: Request of the Iconic-55, LLC for PCA (Public Center Adjacent District) Special District Review of proposed exterior changes to 511 Woodward Avenue (RECOMMEND APPROVAL)**

### REQUEST

The City Planning Commission (CPC) has received a request from Iconic-511, LLC (The Elia Group) to approve exterior changes to 511 Woodward Avenue.

The subject property is zoned PCA, a classification which calls for City Council approval of any exterior changes following the review and recommendation of the City Planning Commission and the Planning and Development Department (Sections 61-2-181 and 61-11-81) of the Zoning Ordinance. The subject site also requires review by the Historic District Commission.

### BACKGROUND

The subject site is located on the west side of Woodward Avenue between West Congress Avenue on the north and West Larned Avenue on the south. The block measures approximately 271 feet along Woodward Avenue with a depth of 30 feet.

The site was developed in 1972 with the Detroit Federal Savings and Loan Assoc. Building – a 4-story glass and steel bank building. The existing building measures approximately 250 along Woodward Avenue with a depth of 30 feet, totaling 7,530 square feet. The current exterior of the building includes gold mirrored glass, a main entrance at the center of the building facing Woodward Avenue with a brick façade above, and a box on the roof screening mechanical/electrical/plumbing equipment. The front of the site along Woodward Avenue is developed with raised planters with steps leading to the front of the building. The site was most recently owned by Wayne County and has been vacant for 12 years.

### PROJECT PROPOSAL

CPC staff and the Planning & Development Department (P&DD) met with the developer on April 3, 2019 to discuss the proposed project. The Elia Group is proposing to purchase the building and redevelop it as a commercial space with several tenants. Please see the attached plans for reference. Proposed exterior changes include:

- Replacing the building façade on the north, east, and south sides of the building with clear glass;

- Adding a decorative metallic façade screen to the front of the building and wrapping around the top of the north facade;
- Adding horizontal exterior lighting; and
- Updating the existing front plaza with outdoor seating, ADA ramp access, and landscaping.

## **ANALYSIS**

### ***Surrounding Zoning and Land Use***

The zoning classification and land uses surrounding the subject area are as follows:

North:	PCA; developed the Chase Tower/The Qube (across West Congress)
East:	PCA: developed with One Detroit Center (across Woodward)
South:	PCA; developed with One Woodward Building (across West Larned)
West:	PCA; developed with the Guardian Building (across the alley)

### ***Review***

Section of 61-11-97 of the Zoning Ordinance lists the PCA District Review Criteria. The relevant PCA review criteria provisions are as follows, with analysis in italics:

- (2) Scale, form, massing and density should be appropriate to the nature of the project and relate well to surrounding development. *The decorative metallic façade would change the form of the building and its appearance along Woodward Avenue;*
- (3) The proposed development should be compatible with surrounding development in terms of land use, general appearance and function and should not adversely affect the value of adjacent properties. *The subject 4-story building is dwarfed by the adjacent 40-story Guardian Building – which backs up to 511 Woodward. One could argue that the proposed clear windows and decorative metallic façade would complement the One Woodward Building (built in 1962) to the south and the Chase Tower/The Qube (built in 1958) to the north;*
- (6) Adequate public and private open space should be provided for light and air, landscaping, and, where appropriate, for passive and active recreation. *The project is proposing to update the large existing plaza in front of the building along Woodward Avenue with outdoor seating, new landscaping, etc.;*
- (9) Appropriate buffering and screening of service, loading, refuse collection, mechanical and electrical equipment and parking areas should be provided. *The existing mechanical screen would remain on the top of the building, but the proposed façade screen would hide part of the existing mechanical screen;*
- (10) Careful consideration should be given to orientation for solar access to both the proposed project and surrounding development. *511 Woodward is quite smaller than the 4 adjacent office towers.*
- (11) Signage and graphics should be tastefully designed to be visually appealing and in character with surrounding development; they should provide needed information, direction and orientation in a clear and concise manner. *The proposed signage plan is not completed, but the proposed plans indicate the sign location and state that total building signage is 500 square feet.*

- (12) Security considerations, especially avoidance of visually isolated public spaces, should be a major element of the design program. *The CPC understands final plans for the public space at the front of the building have not yet been completed, but the preliminary design is to remove the existing planters which would help open up the space.*
- (13) Barrier-free access and public safety features should be carefully planned. *The plans show adding an ADA access ramp to the plaza and main entrance.*
- (14) Preservation/restoration of buildings having architectural or historic value should be considered a primary objective. *On June 26, 2019, the building changes were submitted to the Historic District Commission (HDC). P&DD staff indicate the HDC approved the proposal with the condition that petitioner submit additional detailed drawings of the proposed screen wall.*
- (15) Urban design elements of form and character should be carefully considered; such elements include, but are not limited to: richness/ interest of public areas through the provision of storefronts, window displays, landscaping, and artwork; color, texture and quality of structural materials; enclosure of public spaces; variations in scale; squares, plazas and/or "vest pocket parks" where appropriate; continuity of experience, visual activity and interest; articulation and highlighting of important visual features; preservation/enhancement of important views and vistas. *The proposed design opens up the north and south corners of the building; the first floor would be open and visible to the street; the site is proposing an outdoor seating area.*

## **CONCLUSION AND RECOMMENDATION**

The CPC maintains that 511 Woodward Avenue is an important location downtown along Woodward Avenue, and that the current vacant building with early 1970's architecture (gold mirrored glass) does not add to the aesthetic appeal of the area. The Elia Group is proposing a bold change to the façade of the building. P&DD has submitted a letter in support of the proposed façade change which is attached for reference. The HDC has voted to approve the proposed changes as well.

On May 16, 2019, the City Planning Commission voted to recommend APPROVAL of the proposed exterior changes with the following condition:

That final site plans, elevations, landscape, lighting, and signage plans be submitted for City Planning Commission staff approval prior to making applications for applicable permits.

A resolution for approval is attached for Your consideration.

Respectfully submitted,

Alton James, CHAIRPERSON

Marcell R. Todd, Jr., Director  
Christopher J. Gulock, AICP, Staff

Attachments: Resolution, P&DD support letter, and proposed drawings

cc: Maurice Cox, Director, P&DD  
Karen Gage, P&DD  
Greg Moots, P&DD

By Council Member \_\_\_\_\_ :

**WHEREAS**, Iconic-511, LLC proposes to make exterior alterations to the building at 511 Woodward Avenue including a new façade and decorative metallic façade screen; and

**WHEREAS**, the subject property is located within a PCA (Public Center Adjacent) zoning district and is subject to special district review; and

**WHEREAS**, the Planning and Development Department has provided their comments as to the appropriateness of the proposed alterations; and

**WHEREAS**, on Thursday, May 16, 2019, the City Planning Commission voted to recommend approval of the proposed alterations in accordance with the PCA District review criteria as listed in Section 61-11-97 of Chapter 61 of the Detroit City Code, ‘Zoning’; **NOW THEREFORE BE IT**

**RESOLVED**, that the Detroit City Council hereby approves the proposed alterations to 511 Woodward Avenue as depicted in the drawings dated 2/05/2019 prepared by the lead firm of Yamasaki, with the following condition:

1. That final site plans, elevations, landscaping, lighting and signage plans be submitted to the staff of the City Planning Commission for review and approval prior to application being made for applicable permits.



May 14, 2019

Detroit City Planning Commission  
208 CAYMC  
Detroit, MI 48226

RE: Public Center Adjacent (PCA) Review of exterior changes at 511 Woodward Avenue.  
**(RECOMMEND APPROVAL)**

The following is the Planning and Development Department's (PDD) review of the proposed façade changes of the building located at 511 Woodward Avenue. This review is carried out per Sec. 61-11-96 for the review of developments located in the Public Center Adjacent (PCA) zoning district.

Following is our response to the applicable criteria from Sec. 61-11-97, with our response in italics.

- (3) The proposed development should be compatible with surrounding development in terms of land use, general appearance and function and should not adversely affect the value of adjacent properties; *The new façade, with its clear glass and linear elements, appears to acknowledge the design of the Yamasaki-designed building to the south and "The Cube" to the north.*
- (15) Urban design elements of form and character should be carefully considered; such elements include, but are not limited to: richness/ interest of public areas through the provision of storefronts, window displays, landscaping, and artwork; color, texture and quality of structural materials; enclosure of public spaces; variations in scale; squares, plazas and/or "vest pocket parks" where appropriate; continuity of experience, visual activity and interest; articulation and highlighting of important visual features; preservation/enhancement of important views and vistas; *The new façade is a substantial improvement over the current reflective gold facade. It adds a variety of structural materials and will allow passers-by to see the interior activity in the building.*
- (16) Special attention should be given to amenity and comfort considerations such as provision for outdoor seating, restrooms for public use, bicycle storage, convenience of access points and protection from harsh weather through such features as enclosed walkways and arcaded pedestrian areas; *The plans state that there will be changes to the plaza, with new plantings and seating area, these improvements are not shown but shall be reviewed via the encroachment permit.*

Because of the conformance to the above standards for development in the PCA district, the PDD is pleased to support the proposed façade changes adjacent to 511 Woodward.

Respectfully Submitted,

A handwritten signature in black ink that reads "Karen M. Gage". The signature is fluid and cursive, with "Karen" on top, "M." in the middle, and "Gage" on the bottom.

Karen Gage, Director  
Office of Zoning Innovation

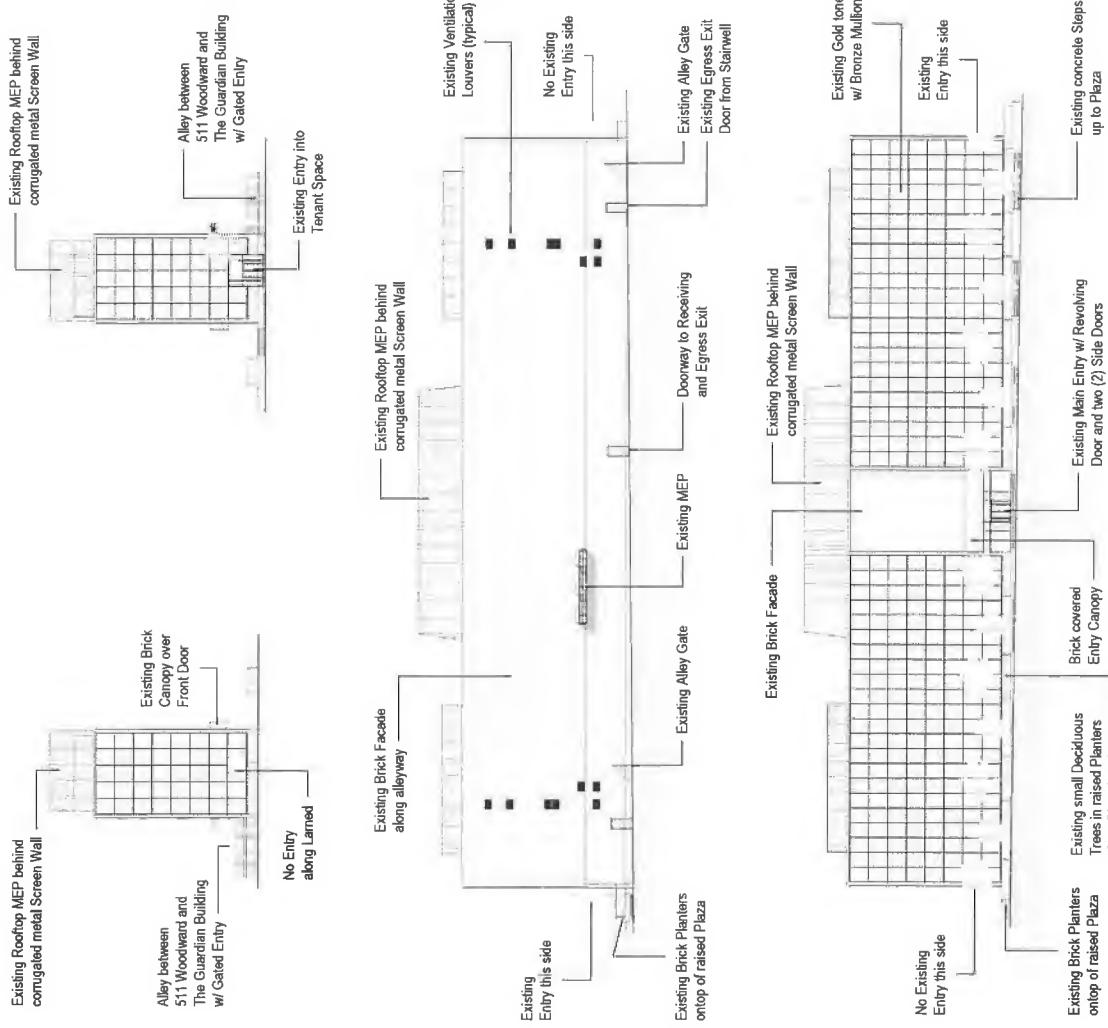
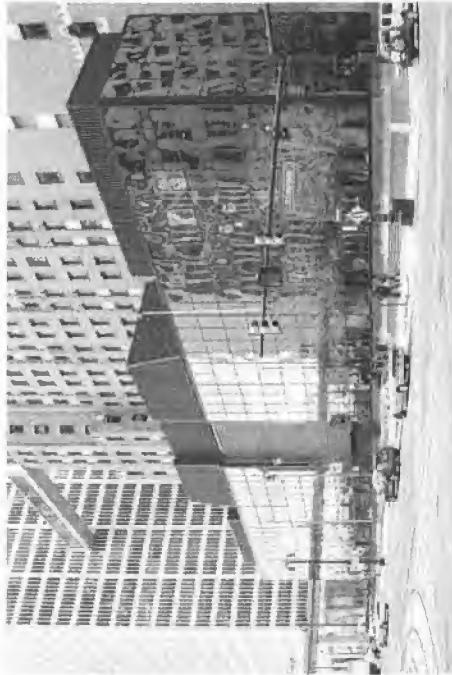
CC: Gregory F. Moots, Lead Planner  
Maurice Cox

511 Woodward Avenue  
Detroit MI

The Elia Group / Yamasaki / SMM Studio / MA Engineering / Illuminart / Shymanski & Associates

2019.05.02

## Existing Conditions



511 Woodward Ave Detroit MI

THE TITAN

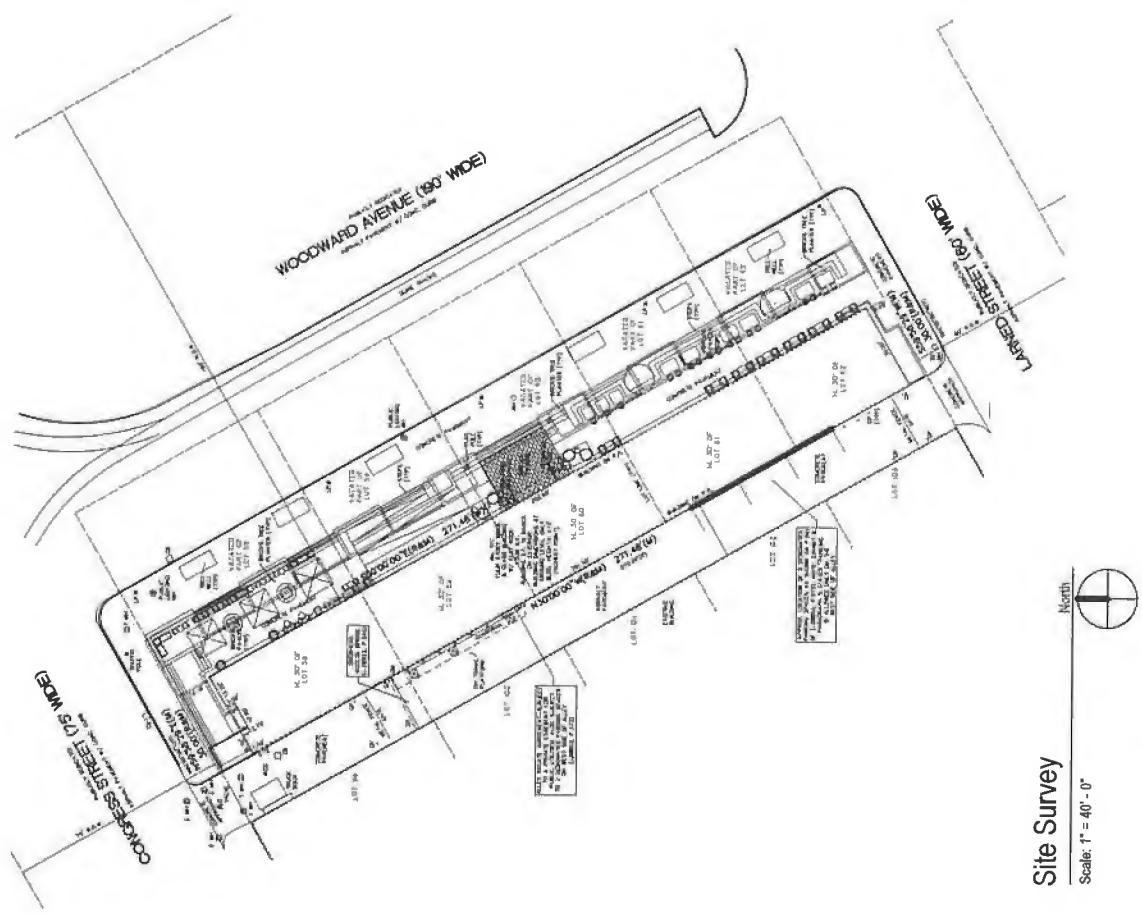
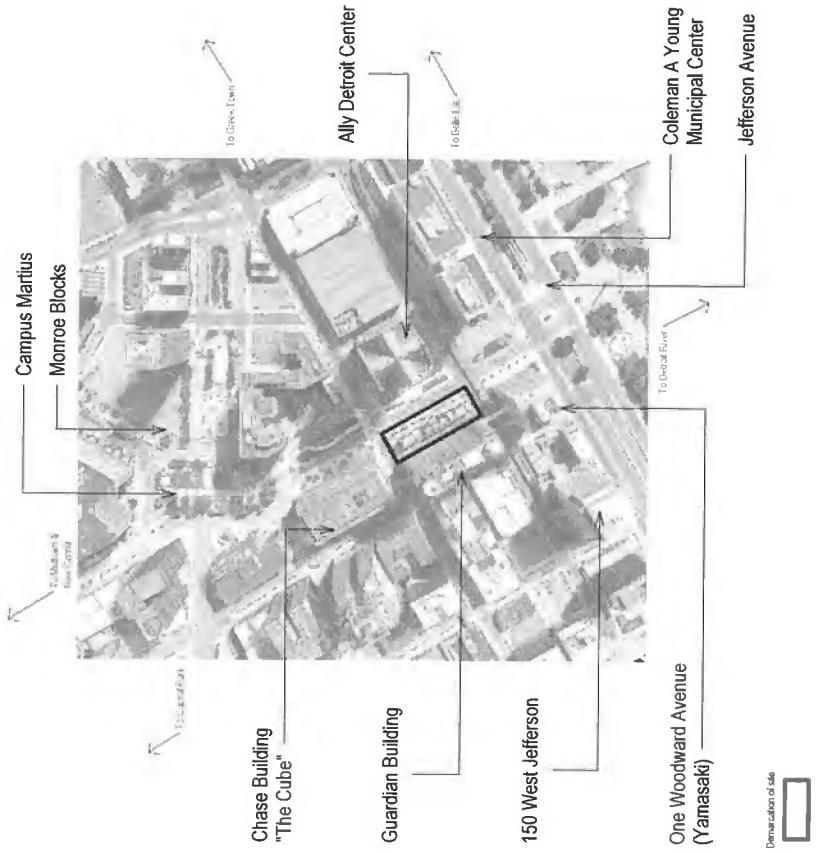
**GROUP**  
124 S Old Woodward Ave Suite A Birmingham MI 48009

SIIII YAMASAKI

ASSOCIATION

SIIII YAMASAKI

## Site Location & Survey



Site Survey

Scale: 1" = 40' - 0"

THE  
ELIA  
GROWS

124 S Old Woodward Ave Suite A Birmingham MI 48009

511 Woodward Ave Detroit MI

**YAMASAKI<sup>®</sup>** | **simon** | **YAMASAKI<sup>®</sup>**

# Rendering



THE  
**ELIA**  
GROUP  
124 S. Woodward Ave, Suite 1000 • Detroit, MI 48226

511 Woodward Ave Detroit MI



sim | YAMASAKI®



Shymanski &  
Associates LLC



LGA

LGA

# Rendering



THE  
**ELIA**  
G R O U P  
124 S Cadillac Street • Birmingham MI 48006

511 Woodward Ave Detroit MI



smm | YAMASAKI®



Shymanski &  
Associates LLC



ILLUMIN RT

# Rendering



THE  
**ELIA**  
GROUP

124 S. Old Woodward Ave / Birmingham MI 48029

511 Woodward Ave Detroit MI



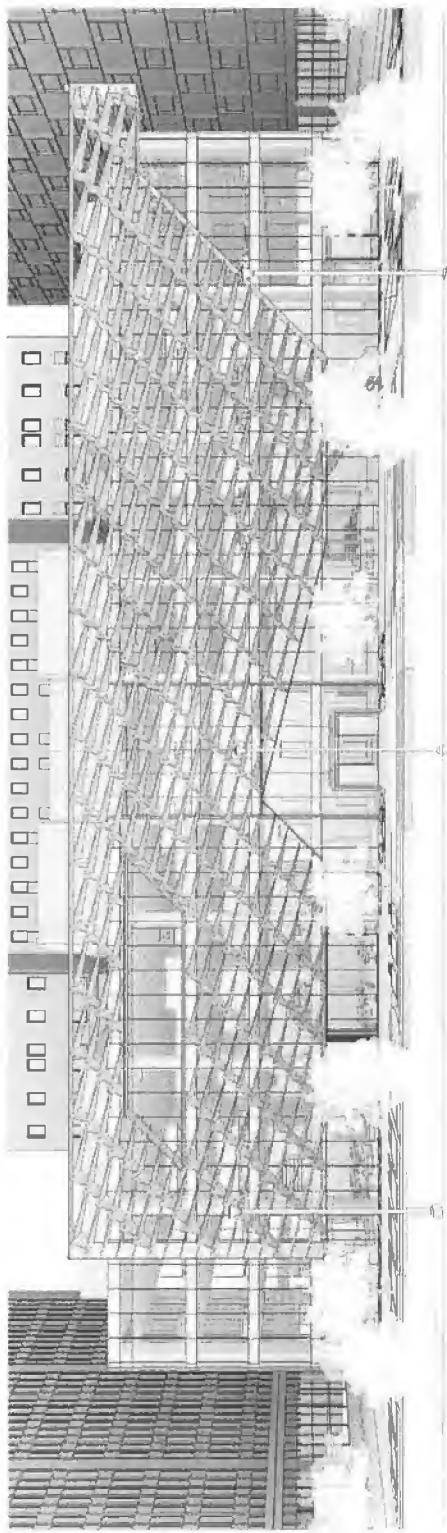
shym | YAMASAKI®

ILLUMIN RT

Shymanski &  
Associates LLC

MECHANICAL

# Rendering & Line Drawing



THE  
**ELIA**  
GROUP  
124 S Woodward Ave • Suite 600 • Birmingham MI 48202

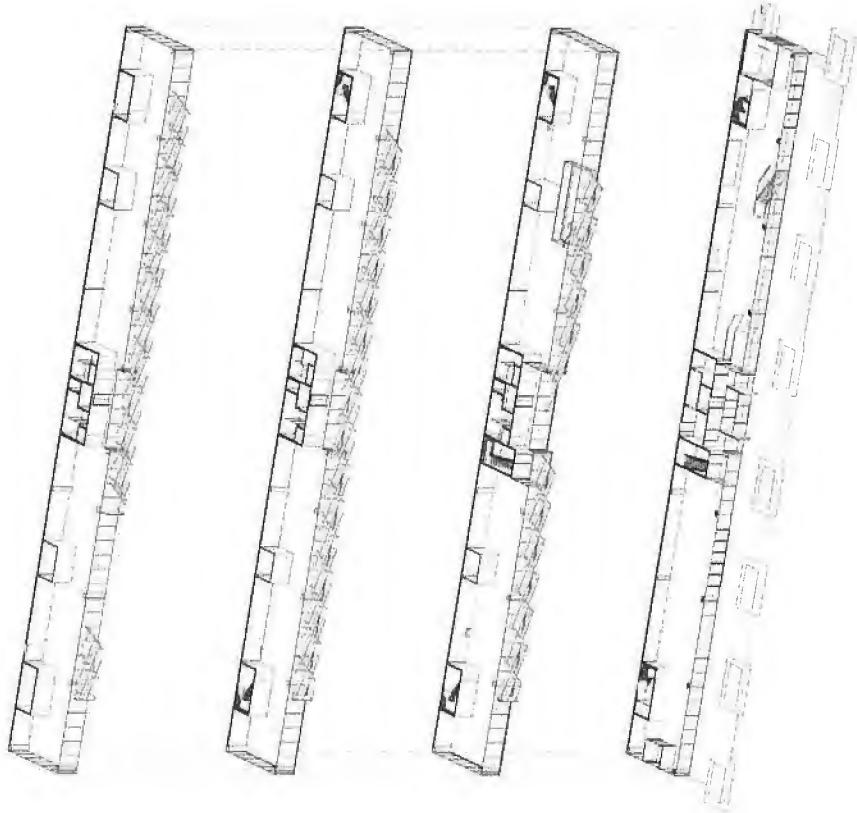
511 Woodward Ave Detroit MI

Shymanski &  
Associates LLC

MEMORIAL BRIDGE

smm | YAMASAKI®

# Axonometrics



**Exploded Axonometric** North  
Scale: 1" = 20'-0"



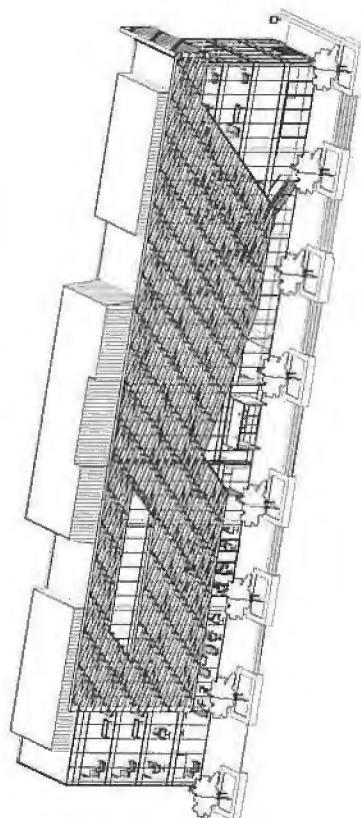
1"

smm | YAMASAKI®

511 Woodward Ave Detroit MI

**THE  
ELIA**

G R O U P  
1245 Woodward Ave Suite 10000 Detroit MI 48226



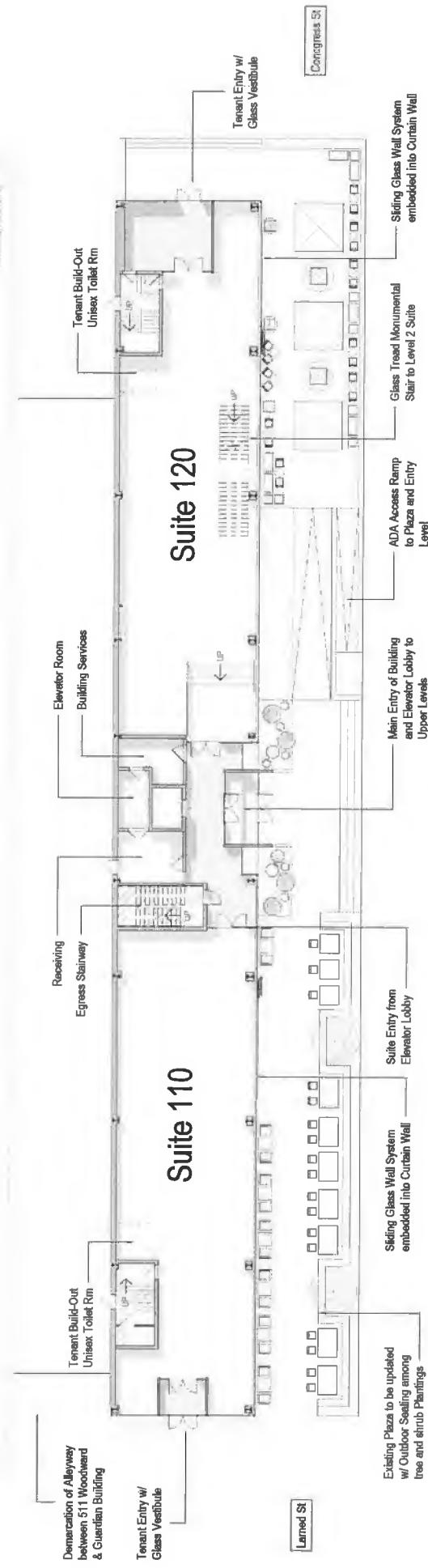
**Axonometric** North  
Scale: 1" = 20'-0"



1"

smm | YAMASAKI®

# Plan



**Level 1 Area Plan**

Scale: 1" = 20'-0"

North

**511 Woodward Ave Detroit MI**

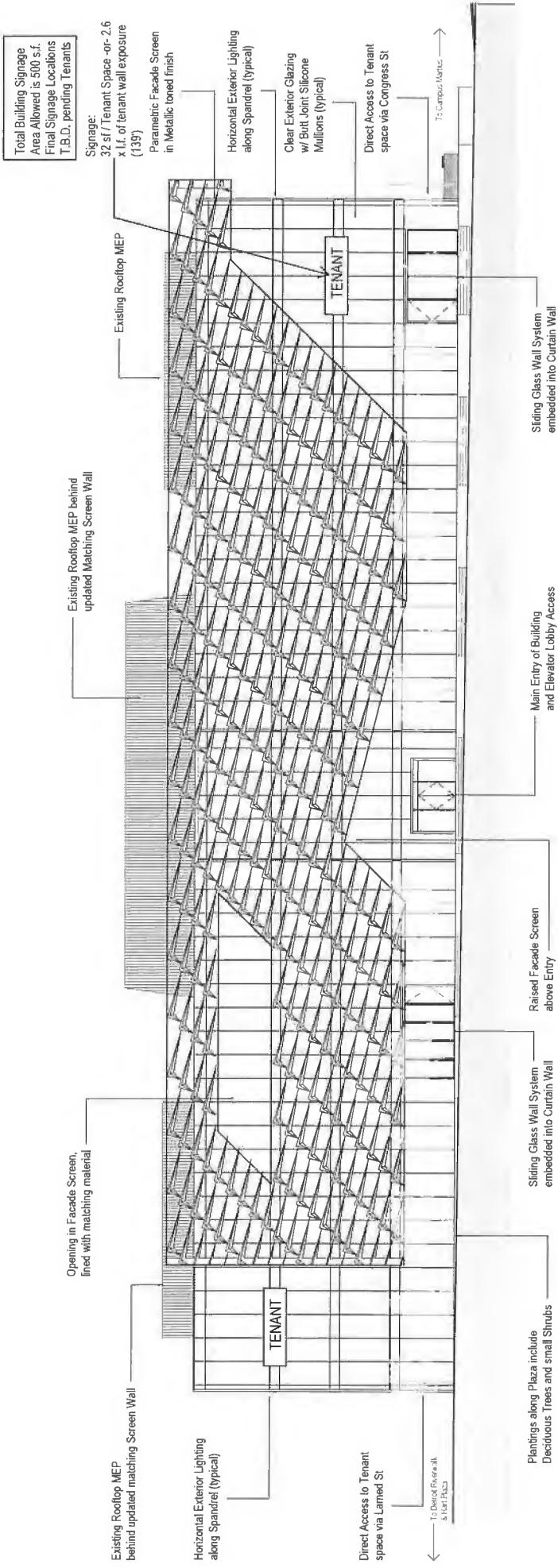
Shymanski & Associates LLC

**THE  
ELIA  
GROUP**

124 S Gratiot Avenue / Suite A / Birmingham MI 48009

**SYMM | YAMASAKI®**

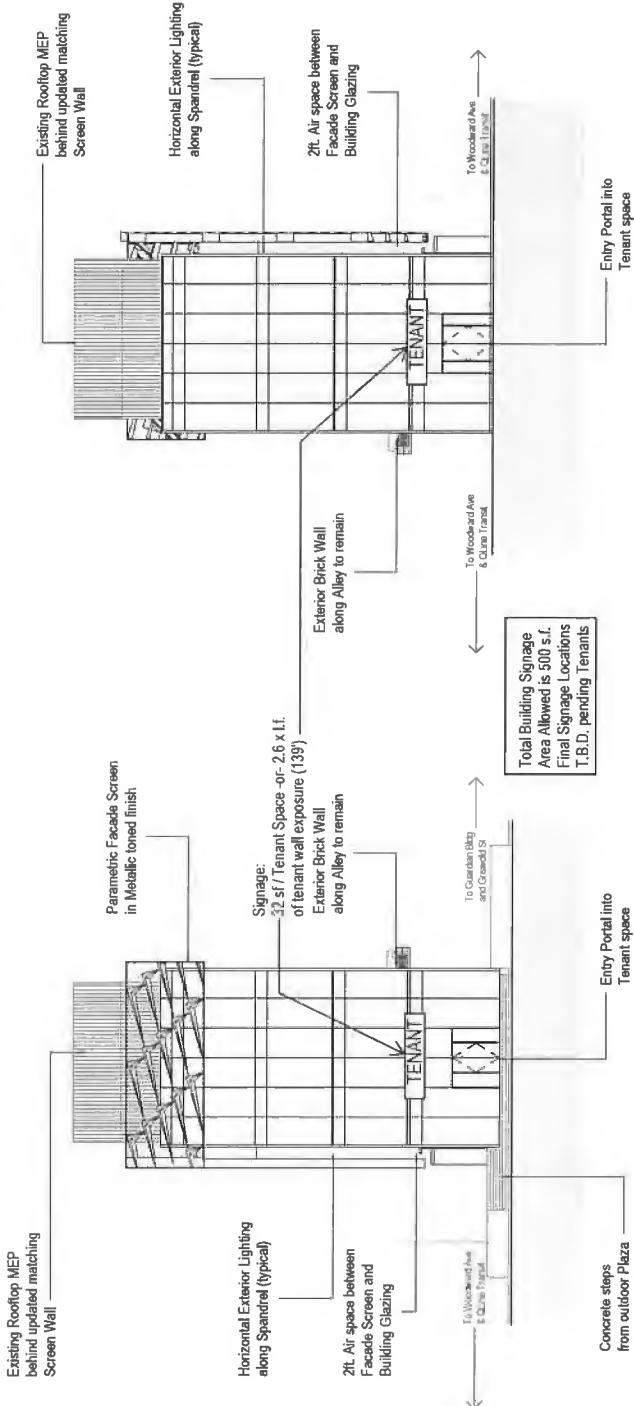
# Elevation



Exterior Elevation

Scale: 1" = 20'-0"

# Elevation



**Exterior Elevation**

Scale: 1' = 20'-0"

511 Woodward Ave Detroit MI

**ELIA**  
GROUP  
124 S Old Woodward Ave Suite A Birmingham MI 48009

 <b>Shymanski &amp; Associates LLC</b>	 <b>MEP ENGINEERS</b>
 <b>ILLUMINATE</b>	 <b>YAMASAKI<sup>®</sup></b>



Alton James  
Chairperson

Vice Chair/Secretary

# City of Detroit

**CITY PLANNING COMMISSION**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-6225 Fax: (313) 224-4336  
e-mail: cpc@detroitmi.gov

Brenda Goss Andrews  
Lisa Whitmore Davis  
Damion Ellis  
David Esparza, AIA, LEED  
Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb

July 12, 2019

## HONORABLE CITY COUNCIL

**RE: Request from Pogoda Companies to rezone 15999 Joy Road and a portion of 15801 Joy Road from an R5 (Medium Density Residential) and an M4 (Intensive Industrial) zoning classification to a B4 (General Business District) zoning classification to develop a self-storage facility/public storage house (RECOMMEND DENIAL)**

Pogoda Companies is requesting to rezone 15999 Joy Road and a portion of 15801 Joy Road, generally located on the south side of Joy Road west of Greenfield Avenue, from an R5 (Medium Density Residential) and an M4 (Intensive Industrial) zoning classification to a B4 (General Business District) zoning classification on Zoning Map No. 40. The change in zoning is being requested to allow for the development of a self-storage facility/public storage house. Please see the attached rezoning application and public hearing notice which includes a map of the subject location.

## BACKGROUND AND REQUEST

The subject property, which is located more specifically at the southeast corner of Joy Road and St. Marys Avenue, is presently zoned R5 with the smaller M4 section at the northeast corner of the property. The site, which is currently owned by the Episcopal Diocese of Michigan, contains 4 acres and is presently vacant with grass and trees.

Zoning Map No. 40 from 1940 shows the subject area south of Joy Road and west of Greenfield zoned as heavy manufacturing, most likely due to the proximity to the rail corridor to the south. The 1968 zoning map shows the subject area zoned M4. In the past, the Episcopal Diocese of Michigan owned overall about 22 acres in this area, which included St. Martha's Church built in 1954, St. Peter Home for Boys, and a small cemetery. In 2007, due to dwindling membership, St. Martha's ceased holding regular Sunday services and sold the building to Triumph Church. In 2010, St. Peter Home for Boys closed and later demolished.

In 2007, Presbyterian Villages of Michigan and Saint Luke's Health Ministries petitioned the City to rezone the aforementioned 22 acres to R5 (except for two small M4 areas). This request was approved by City Council (Ordinance No 25-07) in order to allow for the development of the Presbyterian Villages of Michigan facility west of the church, as well as a senior continuum of care retirement community on the south and east edges of the campus including 11 apartment buildings adjacent to the church and home for boys. In 2008, Presbyterian Villages constructed

the Village of St. Martha's, a 3-story senior independent living facility on 2.8 acres. Saint Luke's Health Ministries project was never built.

Pogoda Companies is proposing to purchase the subject 4 acres and construct a self-storage development with free-standing units including climate controlled and standard units in a drive up configuration. Pogoda Companies, founded in 1987 and based out of Farmington Hills, MI, is one of Michigan's largest self-storage operators and brokers in 35 locations. A preliminary site plan, which is attached for reference, for the proposal shows 7 rectangular shaped buildings. The Zoning Ordinance first allows public storage houses as conditional in B4 and B5 and by-right in M1 through M5.

## **PUBLIC HEARING RESULTS**

On May 16, 2019, the City Planning Commission held a public hearing on the rezoning request. At the hearing, the petitioner provided an overview of the development, including:

- The petitioner explained how the facility would operate;
- The company's research showed the area is underserved for storage facilities; and
- The project is proposing simulated wrought iron along Joy Road and to save any many mature trees as possible.

At the hearing, an administrator of St. Martha's spoke in opposition and 4 residents of St. Martha's spoke in opposition. Some of the concerns included:

- The proposed commercial use would be incompatible with the adjacent residential senior building;
- There are concerns about traffic, noise, lighting, visual impacts, neighborhood security, etc.; and
- The facility should be built in a non-residential area.

During the hearing, the City Planning Commissioners also discussed the following issues:

- One Commissioner noted at recent community meetings held on the proposal, it appeared the majority of residents who attended were not interested in the proposed facility;
- One Commissioner stated the proposed use can be very helpful to have in a community, especially if a house has flooding problems, etc., and
- One Commissioner raised concerns about the loss of the natural green area and asked what types of businesses are allowed in B4.

## **ANALYSIS**

### ***Surrounding Zoning and Land Use***

The zoning classification and land uses surrounding the subject area are as follows:

North: B4; developed with a church, party store, vacant land, and apartments  
East: R5: developed with a senior independent living facility  
South: M4; vacant land  
West: B4 and R3; vacant with residential beyond

### ***Community Input***

The subject site is located within the larger community area referred to as the Cody Rouge Community Action Alliance, which is generally bounded by I-96 on the north, Greenfield Road

on the east, Ford Road on the south, and Rouge Park on the west. Prior to the public hearing, the developer met with representatives of the community in order to present the project.

### ***Zoning Ordinance Criteria***

Section 61-3-80 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based. The CPC's analysis of the criteria is as follows:

- 1. Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact;*

The proposed amendment would not correct an error on the zoning map. Regarding changing trends, in 2007, the subject area was rezoned from M4 to R5 to encourage medium density residential development west of the existing church.

- 2. Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance;*

The subject site is located within the Brooks area of Neighborhood Cluster 7 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Institutional for the subject area. It is assumed this area was designated Institutional, because over the last 60 plus years, the area has included the church, boys home, and 2 former high schools to the south.

- 3. Whether the proposed amendment will protect the health, safety, and general welfare of the public;*

It is CPC's determination, the proposed zoning map amendment would not serve to protect the general welfare of the public. The B4 district provides for business and commercial uses of a thoroughfare-oriented nature. In the 2008, Presbyterian Villages of Michigan constructed the 3-story senior building with 46 apartments. The proposed zoning map amendment would adversely affect the general welfare, because it could result in the establishment of commercial uses of a thoroughfare-oriented nature that would negatively impact the existing residential character of the area.

- 4. Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development;*

Not applicable.

- 5. Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding stormwater management;*

The existing site is developed with a number of mature trees. The developer indicated a willingness to save as many mature trees as possible. The nature of most commercial uses is to have high visibility from the adjacent commercial corridor. There is a higher probability that developing the site with medium density residential uses would result in the need to remove less existing vegetation. Furthermore, the proposed development would have a significant number of buildings and paved area to access the buildings, which would leave little remaining permeable surface area on the entire 4 acre site.

6. *Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract;*

The proposed rezoning has the potential to have significant adverse impact on the property that is in the vicinity of the subject tract. The subject site contains 4 acres with a depth of 587 feet along St. Marys Avenue. The proposed commercial use would bring additional lighting, traffic, noise, and activity in close proximity to the adjacent 3-story senior building adjacent to the site.

7. *The suitability of the subject property for the existing zoning classification and proposed zoning classification; and*

While there presently is some B4 zoned land (vacant) on the south side of Joy Road just west of St. Mary's Avenue. The larger tract of land to the west is zoned R3 (Low Density Residential) which is presently vacant and to the east which is zoned R5 which is developed with senior housing and vacant space owned by the nearby church. As a result, the proposed B4 commercial land would be located primarily between two residentially zoned areas. The subject request might be more appropriately at the intersection of two major thoroughfares.

8. *Whether the proposed rezoning will create an illegal "spot zone."*

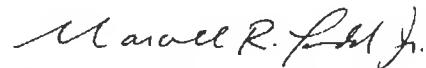
Not applicable.

## RECOMMENDATION

Based on the analysis presented in the above report and the results of the public hearing, at its meeting on June 20, 2019, the City Planning Commission voted to recommend DENIAL of proposed rezoning request. Attached is a resolution for Your consideration.

Respectfully submitted,

Alton James, CHAIRPERSON



Marcell R. Todd, Jr., Director  
Christopher J. Gulock, AICP, Staff

Attachments

cc: Maurice Cox, Director, P&DD  
Karen Gage, P&DD  
Dave Walker, P&DD

**Resolution By** \_\_\_\_\_

**WHEREAS**, The Detroit City Planning Commission (CPC) has concluded its deliberations regarding the request of Pogoda Companies to amend Article XVII, District Map No. 40 of the 1984 Detroit City Code Chapter 61, 'Zoning' to show a B4 (General Business District) zoning classification where an R5 (Medium Density Residential) and an M4 (Intensive Industrial) zoning classification currently exists at 15999 Joy Road and a portion of 15801 Joy Road, located at the southeast corner of Joy Road and St. Marys Avenue, to allow for the development of a self-storage facility/public storage house which is permitted as a conditional use in the B4 zoning district classification; and

**WHEREAS**, The CPC has held the statutorily required public hearing on this request on Thursday, May 16, 2019 and has submitted to Council its report and recommendation for denial of the aforementioned rezoning request dated July 12, 2019, stating in part that the Commission is of the opinion that a B4 (General Business District) zoning classification has the potential to have a significant adverse impact on other property that is in the vicinity of the subject tract.

**NOW THEREFORE BE IT**

**RESOLVED**, That the Detroit City Council hereby denies the request of Pogoda Companies to amend Article XVII, District Map 40 of the 1984 Detroit City Code Chapter 61, 'Zoning' to show a B4 (General Business District) zoning classification where an R5 (Medium Density Residential) and an M4 (Intensive Industrial) zoning classification currently exists at 15999 Joy Road and a portion of 15801 Joy Road, located at the southeast corner of Joy Road and St. Marys Avenue.

**City Planning Commission**  
202 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
(313) 224-6225 (phone)  
(313) 224-4336 (fax)

CPC File # \_\_\_\_\_  
Date of Filing \_\_\_\_\_  
RE. \_\_\_\_\_

### **APPLICATION FOR A ZONING CHANGE**

The City Council of the City of Detroit requires a report and recommendation from the City Planning Commission on all rezoning proposals before it takes final action. Please provide the following information regarding the proposal, so that the Commission may proceed in its review and processing of this request.

Section 61-3-3 of the Detroit Zoning Ordinance states that application for rezoning may be initiated by petition from:

1. all owners of the property that is the subject of the application;
2. the owners' authorized agents;
3. any review or decision-making body; or
4. other persons with a legal interest in the subject property, such as a purchaser under contract.

Petitions of the City Council are to be made through the City Clerk via separate written request prepared by the applicant or the completion of form available from the City Planning Commission.

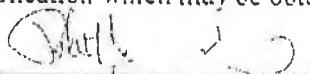
The applicant will be notified at least seven (7) days prior to the meeting at which the proposal will appear on the Commission's agenda.

The applicant (or a representative of the applicant) is expected to be in attendance at the required public hearings to present the proposal and to answer any questions regarding the matter.

The City Planning Commission may request all necessary information pertaining to proposed ordinances for the regulation of development in carrying out its duties as set forth in Section 4-402 and 6-204 of the City Charter.

Failure to answer all pertinent questions and to supply all of the requested information will delay processing of this proposal.

**NOTE:** Applicants proposing a rezoning or modification to the PD (Planned Development), PC (Public Center), PCA (Restricted Central Business District) and the SD5 (Special Development District, Casinos) zoning district classifications must complete a different application which may be obtained from our office.

Signature of Applicant:  (AGENT OF THE APPLICANT)

Date: 04/29/2019

### ZONING FEE:

Effective January 11, 1995, the applicant will be charged a fee for the processing of a rezoning application. The fee schedule is as follows

Size of Property	Fee
One acre or less	\$350.00
Over one acre	\$350.00 for the first acre plus, \$25.00 for each additional acre to a maximum of \$1,000.00

Payment of the fee must be in the form of a check or money order payable to the "City of Detroit - Treasurer". When the City Planning Commission has accepted payment, the applicant should formally submit the petition to the office of the City Clerk.

### ZONING CHANGE PROCEDURES:

A change in the zoning classification on property located within the City of Detroit requires action by the City Planning Commission (after the holding of a State-required public hearing) and approval by the City Council (after the holding of a Charter-required public hearing).

A change in zoning usually takes from three to four months to accomplish (from the date of submittal of the application to the effective date of the zoning change)

At each of the required public hearings, all owners of property, residents, businesses and known community organizations within 300 feet of the property in question are notified of the proposal and of the time, date and place of the hearing. The applicant will be responsible for posting public notice of the public hearing on the property in question in a manner acceptable to the Planning Commission. The persons so notified are invited to attend the hearing, hear presentations on what is being proposed, and express their opinions on the proposal if they so desire.

It is mandatory that the applicant, or the applicant's officially designated representative, attend both of the public hearings and justify to the satisfaction of the members of the City Planning Commission and the members of the City Council that the current zoning classification is inappropriate, and that the proposed change and resultant development can take place and be accomplished without adversely affecting the surrounding properties.

1. Name of Applicant: POGODA COMPANIES

Address of Applicant: 30500 NORTHWESTERN HWY #525

City, State & Zip Code: FARMINGTON, MI 48334

Telephone Number: (248) 855-9676

2. Name of Property Owner: EPISCOPAL DIOCESE OF MICHIGAN  
(If same as above, write "SAME")

Address of Property Owner: 4800 WOODWARD AVENUE

City, State & Zip Code: DETROIT, MI 48201

Telephone Number: (313) 832-4400

3. Present Zoning of Subject Parcel: M4 & R5

4. Proposed Zoning of Subject Parcel: B4

5. Address of Subject Parcel: 15999 JOY ROAD

between SOUTHFIELD FWY and GREENFIELD ROAD  
(Street) (Street)

6. General Location of Subject Property: \_\_\_\_\_

SOUTH SIDE OF JOY ROAD FOR PRIMARY FRONTAGE; SECONDARY  
FRONTAGE ON ST. MARY'S STREET

7. Legal Description of Subject Parcel. (May be attached)

SEE ATTACHED SURVEY AND LEGAL DESCRIPTION

8. Size of Subject Parcel (Dimensions) 286x589x305x587  
(Acreage) 4.0A

## 9 Description of anticipated development.

SELF-STORAGE DEVELOPMENT WITH FREE-STANDING UNITS INCLUDING  
CLIMATE CONTROLLED AND STANDARD, BOTH IN A DRIVE UP CONFIGURATION.  
THE LAYOUT WILL ALSO ACCOMMODATE CUSTOMER PARKING, MANAGEMENT  
OFFICES AND A SMALL PROPERTY MANAGER DWELLING UNIT.

10 Reason why the present zoning classification is not appropriate and why the proposed zoning classification is more appropriate.

THE SITE HAS TWO CURRENT UNDERLYING ZONING DISTRICTS, M4 AND R5. IN ORDER TO ACCOMMODATE THE PROPOSED USE, REZONING TO A USE CONSISTENT WITH THE USE AND ADJOINING PROPERTIES AND USES IS NECESSARY. B4 WILL ACCOMMODATE RETAIL SELF-STORAGE AS A CONDITIONAL USE.

## 11. Zoning of Adjacent Properties

To the North - B4 (ACROSS JOY ROAD)

To the South - M4

To the East - R5

To the West - R3

## 12 Development of Adjacent Properties.

To the North - MIXED-COMMERCIAL BUSINESS, RELIGIOUS, RESIDENTIAL

To the South: EMPTY - SPECIFIED AS EDUCATIONAL/SCIENCE

#### To the East - SENIOR HOUSING, RELIGIOUS

To the West: IMMEDIATE IS EMPTY - BEYOND IS MULTI-FAMILY

13. Community Organizations and/or Block Clubs contacted by applicant:

Group Name/Address	Contact Person/Phone Number
WARREN AVENUE COMMUNITY ORGANIZATION (WACO) 17567 HUBBEL	CARRIE LIVINGSTON-3135909344 VICTORIA ESCHEN-3135909550 CHARLES STAPLES-3136430481
JOY COMMUNITY ASSOCIATION 15875 JOY ROAD	
GARDENVIEW ESTATES	
FISKHORN 13530 LESURE	YOLAND SHARP-3135730377

14. Adjacent Property Owners, Businesses or Residents contacted by Applicant:

Name	Indicate: Owner Business Resident	Address	Address of Adjacent Property	Phone
EPISCOPAL DIOCESE OF MICHIGAN	OWNER	4800 WOODWARD AVE DETROIT, MI 48201	15875/15801 JOY RD	(313) 832- 4400

Alton James  
Chairperson  
**Lauren Hood, MCD**  
Vice Chair Secretary

# City of Detroit

**CITY PLANNING COMMISSION**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-6225 Fax: (313) 224-4336  
e-mail: [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov)

Brenda Goss Andrews  
Lisa Whitmore Davis  
David Esparza, AIA, LEED  
Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb

## NOTICE OF PUBLIC HEARING

A public hearing will be held by the Detroit City Planning Commission in the Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226, on

**THURSDAY, MAY 16, 2019 AT 6:15 PM**

to consider the request of Pogoda Companies to amend Article XVII, District Map No. 40 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing a B4 (General Business District) zoning classification where an M4 (Intensive Industrial District) zoning classification and an R5 (Major Business District) zoning classification currently exists on property at 15999 Joy Road and a portion of 15801 Joy Road, generally located on the south side of Joy Road east of St. Mary's Street containing 3.34 acres. The location of the proposed rezoning is indicated as the highlighted area on the accompanying map.

The proposed map amendment is being requested to develop the presently vacant land into a self-storage facility/public storage house.

The pertinent zoning district classifications are described as follows:

### **R5 MEDIUM DENSITY RESIDENTIAL DISTRICT**

This district is designed to provide for a range of residential development from the single-family detached dwelling to medium-density multiple-family dwellings. The primary use in this district will be the rental apartment structure. In addition to permitted residential uses, certain specified non-residential uses which can be properly blended into this district may be permitted.

### **B4 GENERAL BUSINESS DISTRICT**

The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.

### **M4 INTENSIVE INDUSTRIAL DISTRICT**

This district will permit uses which are usually objectionable and, therefore, the district is rarely, if ever, located adjacent to residential districts. A broad range of uses is permitted in this district. New residences are prohibited with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted

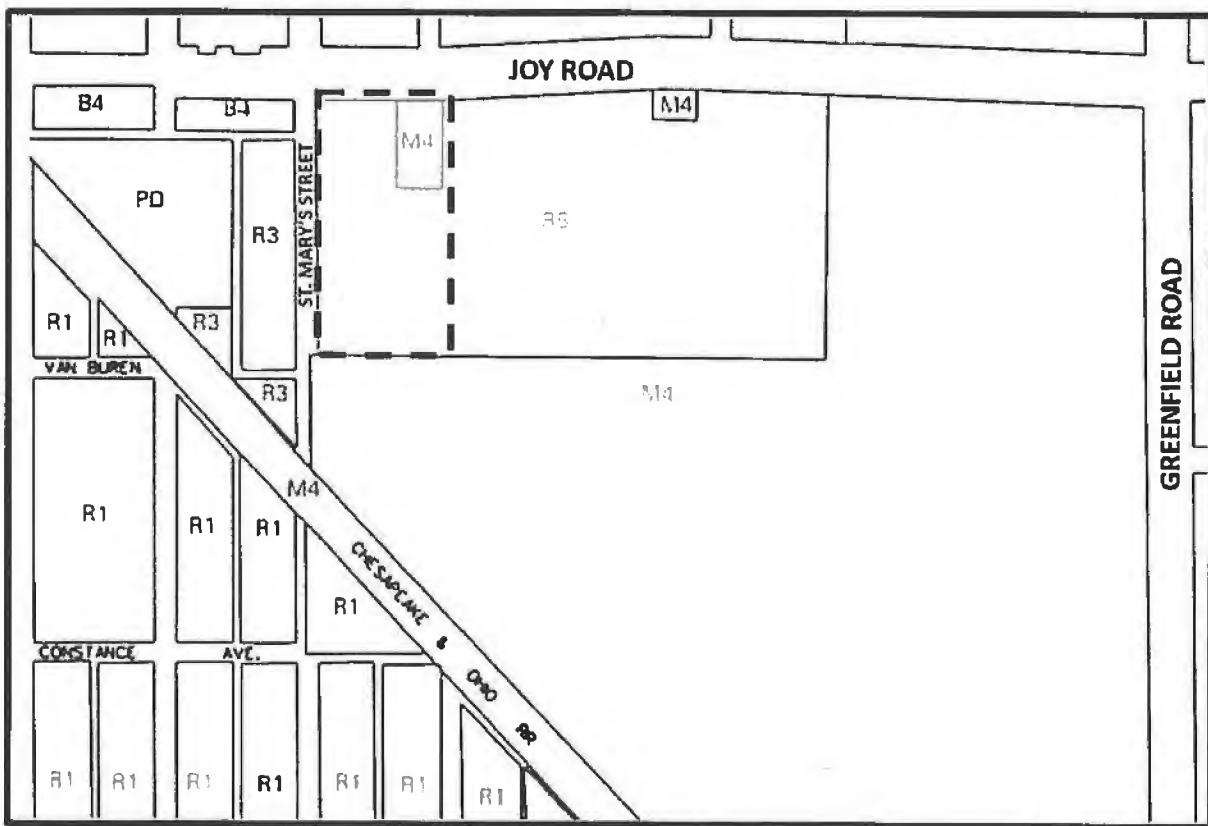
commercial uses. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

A Zoning Ordinance map amendment requires approval of the City Council after a public hearing and after receipt of a report and recommendation by the City Planning Commission. This Zoning Ordinance map amendment request is being considered consistent with the provisions of Article III, Division 3 of Chapter 61 of the 1984 Detroit City Code, the Detroit Zoning Ordinance.

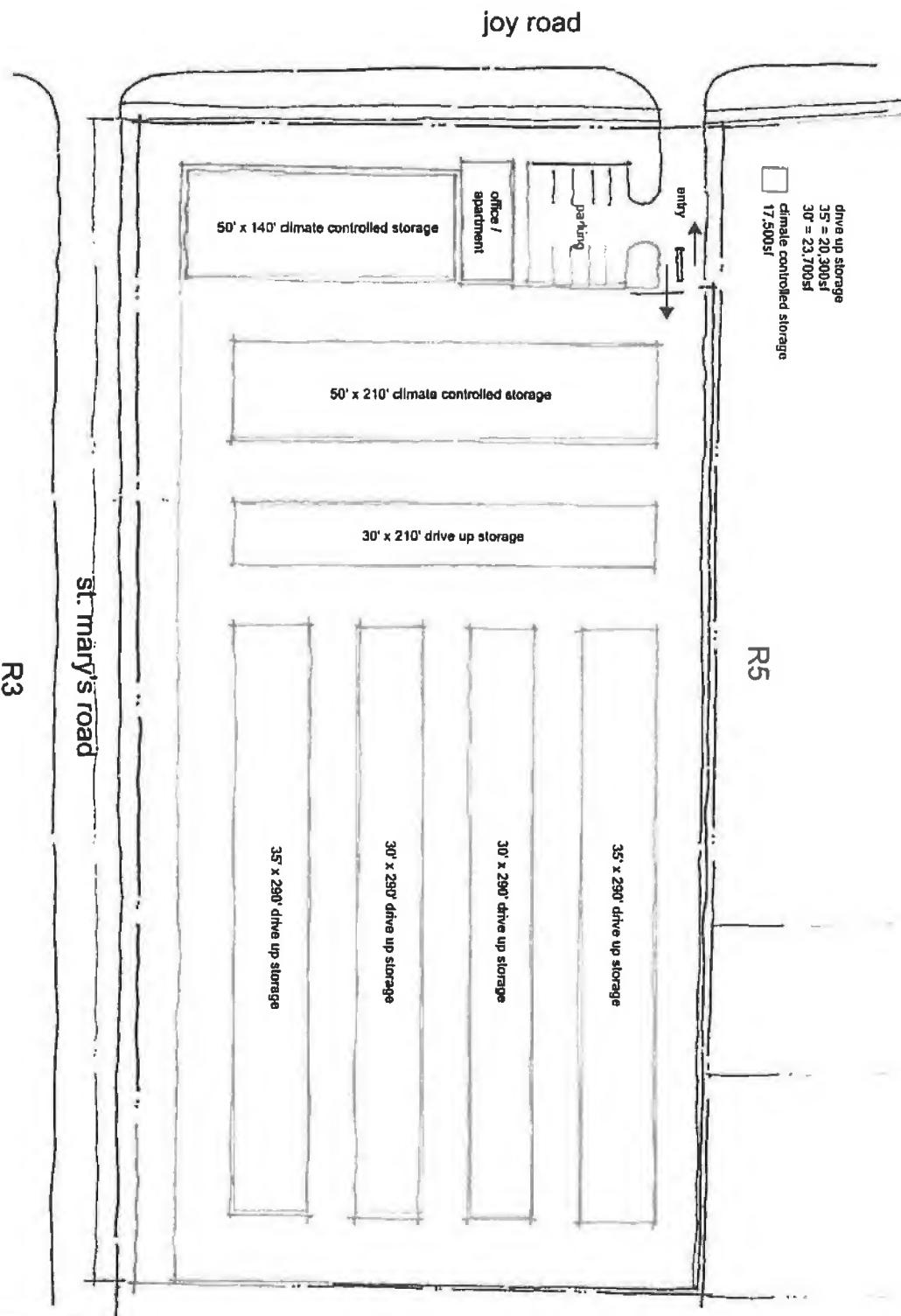
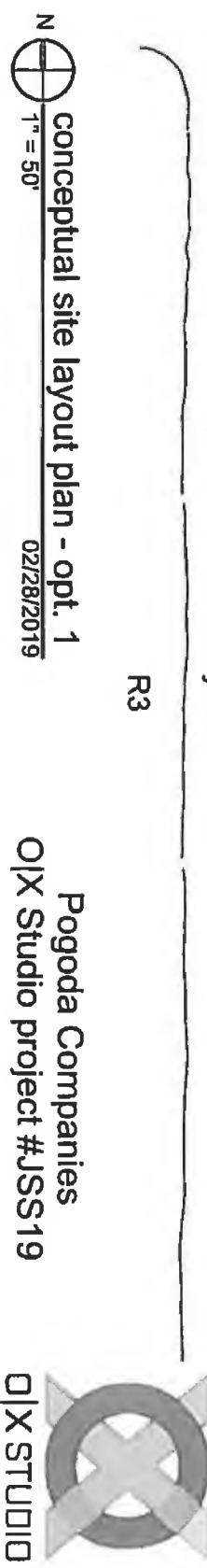
You may present your views on this proposal by attending this hearing, by authorizing others to represent you, or by writing to this office prior to the hearing; 2 Woodward Avenue, Room 208, Detroit, Michigan 48226 (FAX: 313-224-4336). Because it is possible that some who are affected by this proposal may not have been notified, it is suggested that you kindly inform your neighbors so that they too may express their positions if they so desire.

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at (313) 224-4950, through the TTY number 711, or email [crio@detroitmi.gov](mailto:crio@detroitmi.gov) to schedule these services.

For further information on this proposal or the public hearing, please call (313) 224-6225.



## Proposed Rezoning from M4 & R5 to B4





601

July 11, 2019

Honorable City Council  
City of Detroit  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**Re: Abolishment of the American Axle Manufacturing, Inc. Brownfield  
Redevelopment Plan**

Dear Honorable Council Members:

The American Axle Manufacturing, Inc. Brownfield Redevelopment Plan (the "Plan") was approved by City Council more than two years ago in 2001. The legal descriptions for the subject Plan are attached (Exhibit A).

At the regularly scheduled June 12, 2019 DBRA Board of Directors meeting, DBRA staff recommended abolishment of the Plan on the basis that the project has been completed and the purposes for which the Plan was established have been accomplished in accordance with Section 14(8)(a) of Act 381. The DBRA subsequently adopted a resolution (Exhibit B) approving the abolishment of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution abolishing the Plan.

The DBRA, as authorized by City Council, sent a notification of termination of the Plan (Exhibit C) in accordance with Section 14(8)(b)(i).

**Authority's Request**

The Authority is respectfully requesting the following action from the City Council:

- a.) July 16, 2019  
Referral of the resolution terminating the Plan to Detroit City Council Planning and Economic Development Standing Committee on July 18, 2019.
- b.) July 18, 2019  
Consideration of the City Council's Planning and Economic Development Standing Committee to terminate the Plan and opportunity for the Developer to be heard during public comment.
- c.) July 23, 2019

**City Council adoption of the Resolution (Exhibit D), terminating the Plan.**

Sincerely,



Jennifer Kanalos  
Authorized Agent

C: Detroit City Council  
City Clerk  
Marcel Todd  
Irvin Corley, Jr.  
David Whitaker  
Malinda Jensen  
Matthew Walters  
Allen Rawls  
Brian Vosburg  
Stephanie Washington  
DeAndree Watson

**Exhibit A**  
**Legal Descriptions of Plans to be Terminated**

PARCEL 1

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: LOT 4, EXCEPT THE SOUTHWESTERLY 20 FEET DEeded TO THE CITY OF DETROIT AND ALL OF LOTS 5 THROUGH 67, INCLUSIVE, INCLUDING VACATED ALLEYS ADJACENT TO SAID LOTS AND ALSO INCLUDING VACATED HORACE AVENUE AND VACATED GREELEY AVENUE, "GRAY ESTATE CO'S" SUB., ACCORDING TO THE PLAT THEREOF, RECORDED IN LIBER 27 OF PLATS, PAGE 19, WAYNE COUNTY RECORDS.

ALSO

LOTS 8,9 AND 16, BOUNDED BY "GRAY ESTATE COMPANY'S" SUBDIVISION ON THE SOUTH, THE EASTERN LINE OF RUSSELL AVENUE ON THE WEST, THE SOUTHERN LINE OF WESTMINSTER AVENUE ON THE NORTH AND THE WESTERN LINE OF THE GRAND TRUNK WESTERN RAILROAD ON THE EAST, EXCEPT THAT PART OF LOT 16 DEeded TO THE MICHIGAN STATE HIGHWAY COMMISSION, "SUBDIVISION OF SECTION 38 OF THE TEN THOUSAND ACRE TRACT", ACCORDING TO THE PLAT THEREOF, RECORDED IN LIBER 19 OF DEEDS, PAGE 175, WAYNE COUNTY RECORDS.

ALSO

ALL THAT PART OF THE "SUBDIVISION OF SECTION 43 OF THE TEN THOUSAND ACRE TRACT", WESTERLY OF THE GRAND TRUNK RAILROAD RIGHT-OF-WAY, EASTERLY OF "GRAY ESTATE CO'S" SUBDIVISION, SOUTHERLY OF LOT 8 AND 9 OF THE "SUBDIVISION OF SECTION 38 OF THE TEN THOUSAND ACRE TRACT" AND NORTHERLY OF HOLBROOK AVENUE.

ALL BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 1 OF SAID "GRAY ESTATE COMPANY" SUBDIVISION; THENCE N.26°51'23"W. 121.26 FEET ALONG THE WESTERLY LINE OF LOT 1, ALSO BEING THE EASTERLY LINE OF RUSSELL AVENUE/I-75 SERVICE DRIVE, TO THE POINT OF BEGINNING; THENCE CONTINUING N.26°51'23"W. 906.31 FEET ALONG SAID LINE; THENCE N.9°03'24"W. 62.13 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 139.06 FEET ( $R=542.96$ , CENTRAL ANGLE=14°40'27", CHORD=N.1°42'57"W. 138.679 FEET) TO A POINT ON THE SOUTHERN LINE OF WESTMINSTER AVENUE (50 FEET WIDE); THENCE N.61°31'41"E. 607.71 FEET ALONG THE SOUTHERN LINE OF WESTMINSTER AVENUE TO A POINT ON THE WESTERN LINE OF THE GRAND TRUNK WESTERN RAILROAD (GTWRR) RIGHT-OF-WAY (66 FEET WIDE); THENCE S.31°54'13"E. 1049.07 FEET ALONG SAID RAILROAD RIGHT-OF-WAY TO THE NORTHERN LINE OF HOLBROOK AVENUE (66 FEET WIDE); THENCE S.49°48'15"W. 679.84 FEET ALONG THE NORTHERN LINE OF HOLBROOK AVENUE; THENCE N.40°10'23"W. 117.99 FEET (118.00 FEET RECORD); THENCE S.49°48'15"W. 91.46 FEET TO THE POINT OF BEGINNING. CONTAINING 18.6164 ACRES OF LAND.

**Exhibit B**  
**DBRA Resolution**



**CODE DBRA 19-06-06-04**

**AMERICAN AXLE & MANUFACTURING, INC. BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") was created pursuant to Michigan Public Act 381 of 1996, as amended ("Act 381"); and

WHEREAS, the City Council of the City of Detroit ("City Council") is the governing body (as that term is defined by Act 381) of the DBRA; and

WHEREAS, on April 9, 2001, the DBRA Board of Directors approved the American Axle & Manufacturing, Inc. Brownfield Plan (the "Plan") and recommended the approval of the Plan to City Council; and

WHEREAS, on April 25, 2001, City Council approved the Plan; and

WHEREAS, on April 27, 2001, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(a) of Act 381 of 1996, as amended, permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

WHEREAS, the "developer" for the Plan is American Axle Manufacturing, Inc. (the "Developer"); and

WHEREAS, the DBRA has determined that the project identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

WHEREAS, the DBRA Board of Directors desires to recommend abolishment of the Plan to City Council.

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

BE IT FURTHER RESOLVED, subject to the completion of the notice requirement described in Section 14(8)(b)(i) of Act 381 and the provision to the Developer of an opportunity to be heard at a public meeting pursuant to Section 14(8)(b)(ii) of Act 381, the DBRA Board of Directors hereby recommends termination of the Plan to City Council; and

BE IT FURTHER RESOLVED, subject to the abolishment of the Plan by City Council, that the DBRA Board of Directors hereby authorizes the termination of any other agreements or contracts between the Developer and the DBRA that were executed in conjunction with the Plan; and

BE IT FINALLY RESOLVED that any two Officers, or any one of the Officers and any one of the Authorized Agents of the DBRA, shall hereafter have the authority to negotiate and execute any and all documents, contracts, or other papers necessary to implement the provisions and intent of this resolution on behalf of the DBRA.

June 12, 2019

**Exhibit C**  
**Notice of Termination**



June 13, 2019

SENT VIA CERTIFIED MAIL

Mr. Timothy Kljun  
Corporate Manager  
American Axle & Manufacturing, Inc.  
One Drauch Drive  
Detroit, MI 48211

**RE: Notice of Intent to Abolish Brownfield Plan for the American Axle & Manufacturing, Inc. Redevelopment Project**

Mr. Kljun:

Per Act 381 of 1996 Section 14 (8)(b)(i), this letter is to inform you that the Detroit City Council has authorized this notice to inform you that abolishment of the Brownfield Plan for the American Axle & Manufacturing, Inc. Townhome Redevelopment Project (the "Plan") will be considered in no less than thirty ("30") days.

On April 25, 2001 the DBRA adopted and on April 27, 2001 the Detroit City Council approved the Plan.

It is our understanding that the project as described in the Plan has been completed, the associated Single Business Tax Credit has been utilized, and the purposes for which the plan was established have been accomplished. Because the project has been completed, the Brownfield Plan will be abolished for the subject project per Act 381 of 1996 Section 14(8)(a).

While you are welcome to speak at any public meeting of City Council regarding the proposed abolishment, the following public meetings have been tentatively scheduled at the Coleman A. Young Municipal Center, 2 Woodward Avenue, 13<sup>th</sup> Floor, Detroit, MI 48226 regarding the abolishment of the Plan where, should you desire, you will also have an opportunity to be heard:

- Thursday, July 18, 2019 at 10:00 AM – Detroit City Council Planning & Economic Development Standing Committee
- Tuesday, July 23, 2019 at 10:00 AM – Detroit City Council of the Whole Meeting

In no event would any abolishment be effective until at least 30 days after the date of this notice.

Sincerely,

Jennifer Kanalos  
Authorized Agent

CC:      Rebecca Navin, DEGC  
          Brian Vosburg, DEGC/DBRA  
          Ngozi Nwaesei, Lewis & Munday  
          Brittney Hoszkiw, MEDC

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 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

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City

PS

Mr. Timothy Kljun  
Corporate Manager  
American Axle & Manufacturing, Inc.  
One Drauch Drive  
Detroit, MI 48211

See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Timothy Kljun  
Corporate Manager  
American Axle & Manufacturing, Inc.  
One Drauch Drive  
Detroit, MI 48211



9590 9402 2801 7069 7477 64

2. Article Number (Transfer from service label)

7018 2290 0000 8690 5315

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

Received Alex

C. Date of Delivery

D. Is delivery address different from Item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Mail

Mail Restricted Delivery

O)

Domestic Return Receipt

**Exhibit D**  
**City Council Resolution**

**EXHIBIT D**

**RESOLUTION  
ABOLISHING THE BROWNFIELD PLAN  
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
FOR THE AMERICAN AXLE MANUFACTURING, INC. REDEVELOPMENT  
PROJECT;**

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City of Detroit  
County of Wayne, Michigan

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**WHEREAS**, pursuant to 381 PA 1996, as amended ("Act 381"), the City of Detroit Brownfield Redevelopment Authority ("Authority") has been established by resolution of the City Council of the City of Detroit (the "City Council") for the purpose of promoting the revitalization of eligible properties in the City of Detroit; and

**WHEREAS**, on April 25, 2001, City Council approved the American Axle Manufacturing, Inc. Brownfield Redevelopment Plan (the "Plan"); and

**WHEREAS**, the eligible property described in Exhibit A, attached hereto, is the eligible property subject to the Plan; and

**WHEREAS**, Section 14(8)(a) of Act 381 permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished, provided that the governing body first does both of the following: (i) gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted, and (ii) provides the developer an opportunity to be heard at a public meeting; and

**WHEREAS**, the City Council is the governing body (as that term is defined by Act 381) of the Authority; and

**WHEREAS**, the Authority's staff has confirmed that the project for which eligible activities were identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

**WHEREAS**, on June 12, 2019, the Board of Directors of the Authority adopted a resolution recommending abolishment of the Plan; and

**WHEREAS**, on October 3, 2017, City Council authorized the Authority, on behalf of City Council, to manage and/or administer the notices required by Act 381 in connection with any brownfield plan or plan amendment terminations; and

**WHEREAS**, the required notice of the termination of the Plan was given in accordance with Section 14(8)(b)(i) of Act 381, a copy of which is attached as Exhibit B; and

**WHEREAS**, in accordance with Section 14(8)(b)(ii) of Act 381, the developer identified in the Plan was provided with an opportunity to be heard at a public meeting on July 18, 2019.

**NOW, THEREFORE, BE IT RESOLVED, THAT:**

1. The Plan is hereby abolished by City Council in accordance with Section 14(8)(a) of Act 381.
2. City Council hereby ratifies the abolishment, if any, of any agreements or contracts between the developer of the Plan and the Authority that were executed in conjunction with the Plan, including, but not limited to, the reimbursement agreement.

The City Clerk is requested to submit one (1) certified copies of this Resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226

AYES: Members

---

NAYS: Members

---

RESOLUTION DECLARED ADOPTED.

---

Janice Winfrey, City Clerk  
City of Detroit  
County of Wayne, Michigan

WAIVER OF RECONSIDERATION IS REQUESTED

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Detroit, County of Wayne, State of Michigan, at a regular meeting held on \_\_\_\_\_, 2019, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

---

Janice Winfrey, City Clerk  
City of Detroit  
County of Wayne, Michigan

K:\Art's And Wills\Arts DBRA Backup\Correspondence\City Council Resolutions\2019 City Council Resolutions\AA Aubin Termination Authorization CC resolution.docx



62

July 11, 2019

Honorable City Council  
City of Detroit  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**Re: Abolishment of the American Axle Manufacturing, Inc. (Renovation of St. Aubin/Clay Property) Brownfield Redevelopment Plan**

Dear Honorable Council Members:

The American Axle Manufacturing, Inc. (Renovation of St. Aubin/Clay Property) Brownfield Redevelopment Plan (the "Plan") was approved by City Council more than two years ago in 2002. The legal descriptions for the subject Plan are attached (Exhibit A).

At the regularly scheduled June 12, 2019 DBRA Board of Directors meeting, DBRA staff recommended abolishment of the Plan on the basis that the project has been completed and the purposes for which the Plan was established have been accomplished in accordance with Section 14(8)(a) of Act 381. The DBRA subsequently adopted a resolution (Exhibit B) approving the abolishment of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution abolishing the Plan.

The DBRA, as authorized by City Council, sent a notification of termination of the Plan (Exhibit C) in accordance with Section 14(8)(b)(i).

Authority's Request

The Authority is respectfully requesting the following action from the City Council:

a.) July 16, 2019

Referral of the resolution terminating the Plan to Detroit City Council Planning and Economic Development Standing Committee on July 18, 2019.

b.) July 18, 2019

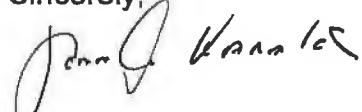
Consideration of the City Council's Planning and Economic Development Standing Committee to terminate the Plan and opportunity for the Developer to be heard during public comment.

c.) July 23, 2019

c.) July 23, 2019

City Council adoption of the Resolution (Exhibit D), terminating the Plan.

Sincerely,



Jennifer Kanalos  
Authorized Agent

C: Detroit City Council  
City Clerk  
Marcel Todd  
Irvin Corley, Jr.  
David Whitaker  
Malinda Jensen  
Matthew Walters  
Allen Rawls  
Brian Vosburg  
Stephanie Washington  
DeAndree Watson

**Exhibit A**  
**Legal Descriptions of Plans to be Terminated**

LEGAL DESCRIPTION:

and in the City of Detroit, Wayne County, Michigan, described as:

PARCEL 1: Lots 73 through 78, and Lots 97 through 99, and Lots 111 through 120, both inclusive, Wilkins Subdivision, according to the plat thereof as recorded in liber 11, page(s) 59 of Plats, Wayne County Records.

PARCEL 2: Vacated Lots 32; 33 and 34 and part of vacated Lots 29, 30 and 31, and Lots 35, 37 and 38 and part of Lots 28 and 39 including vacated public alleys, 20 feet wide, adjacent to said lots and also including the southerly part of vacated Marston Avenue adjacent thereto, Livingstone's Subdivision of part of quarter sections No. 58-59, Ten Thousand Acre Tract, City of Detroit, Wayne County, Michigan, as recorded in liber 1, page 312 of Plats, Wayne County Records, described as: Beginning at the intersection of the southerly line of Marston Avenue, as now established, 60 feet wide, with the westerly line of St. Aubin Avenue 60 feet wide; thence along the westerly line of St. Aubin Avenue, south 26 degrees 43 minutes 40 seconds east 357.51 feet; thence north 26 degrees 39 minutes 20 seconds west 150.65 feet; thence north 26 degrees 04 minutes 22 seconds west 143.64 feet; thence south 63 degrees 36 minutes 23 seconds west 60.00 feet; thence north 26 degrees 04 minutes 22 seconds west 31.75 feet to the centerline of a wall of an existing building; thence along the centerline of said wall and its extension westerly, south 63 degrees 54 minutes 27 seconds west 80.00 feet; thence north 26 degrees 03 minutes 18 seconds west 266.21 feet; thence along the southerly line of said Marston Avenue, north 63 degrees 12 minutes 35 seconds east 258.86 feet to the point of beginning, except that part deeded to the City of Detroit and described as follows: Parts of Lots 31, 32 and 33, vacated by Wayne Circuit Court, File No. 46732, judgment entered September 20, 1906, of the "Livingston's Subdivision of part of Quarter Sections No. 58-59, Ten Thousand Acre Tract", as recorded in liber 1, page 312 of Plats, Wayne County Records, and being more particularly described as follows: Commencing at the intersection

Continued on next page

LEGAL DESCRIPTION 'CONTINUED':

of the westerly line of St. Aubin Avenue 60 feet wide and the southerly line of Marston Avenue, 60 feet wide, thence south 26 degrees 43 minutes 40 seconds east along the westerly line of St. Aubin Avenue, 357.51 feet to the point of beginning; thence from the point of beginning, south 28 degrees 39 minutes 20 seconds west 150.65 feet; thence north 26 degrees 04 minutes 22 seconds west 12.25 feet; thence north 28 degrees 39 minutes 20 seconds east 150.48 feet to the westerly line of St. Aubin Avenue; thence south 26 degrees 43 minutes 40 seconds east along said westerly line of St. Aubin Avenue, 12.25 feet to the point of beginning. Also except Part of quarter section 59 of the Ten Thousand Acre Tracts, town 1 south, range 12 east, Hamtramck Township, City of Detroit, Wayne County, Michigan, being described as: Commencing at the intersection of the southerly line of Marston Avenue (60 feet wide) and the westerly line of St. Aubin (60 feet wide), thence south 26 degrees 43 minutes 40 seconds east, along westerly line of said St. Aubin 236.34 feet to the point of beginning; thence south 26 degrees 43 minutes 40 seconds east continuing along westerly line of said St. Aubin 110.32 feet to a point that is 10.00 feet northwest, measured at right angles, from the northwesterly line of said St. Aubin; thence south 29 degrees 27 minutes 43 seconds west along said line lying 10.00 feet northwest, measured at right angles, from the northwesterly line of said St. Aubin 105.48 feet to a non-tangent point of curvature; thence along a curve to the left having; an arc length of 197.59 feet, a radius of 210.00 feet, a central angle of 53 degrees 54 minutes 38 seconds, a chord bearing north 00 degrees 40 minutes 48 seconds east and a chord distance of 190.38 feet to a tangent point on the westerly line of said St. Aubin, also being the point of beginning.

PARCEL 3: Lots 79, 81 and 83 through 96, both inclusive, Wilkins Subdivision, according to the plat thereof as recorded in liber 11, page(s) 59 of Plats, Wayne County Records.

PARCEL 4: Part of Lot 40 and Lots 41, 42, 43, 44 and 45, inclusive, of Livingstone's Subdivision of part of Quarter Sections No. 58 and 59, ten Thousand Acre Tract, City of Detroit, Wayne County, according to the plat

Continued on next page

LEGAL DESCRIPTION 'CONTINUED':

hereof as recorded in liber 1, page 312 of Plats, Wayne County Records, together with vacated public alley and vacated Marston Avenue, described as: Beginning at a point in the southerly line of Marston Avenue, 60 feet wide, which point is distant north 63 degrees 12 minutes 35 seconds east 41.45 feet from the intersection of the easterly line of Morrow Avenue and the southerly line of Marston Avenue; thence along the southerly line of Marston Avenue north 63 degrees 12 minutes 35 seconds east 259.01 feet; thence south 26 degrees 03 minutes 18 seconds east 245.60 feet; thence south 63 degrees 45 minutes 26 seconds west 194.11 feet; thence north 38 degrees 26 minutes 53 seconds west 84.53 feet; thence north 42 degrees 38 minutes 10 seconds west 167.30 feet to the point of beginning.

Excepting therefrom the following-described property:

All that part of Lots 40 and 41 and part of vacated public alley 20 feet wide, adjoining said Lot 41 on the westerly side, Livingstone's Subdivision of part of Quarter Sections 58 and 59, Ten Thousand Acre Tract, City of Detroit, Wayne County, as recorded in liber 1 of Plats, page 312, Wayne County Records, described as: Beginning at a point distant north 63 degrees 12 minutes 35 seconds east 300.46 feet along the southerly line of Marston Avenue, 60 feet wide, as now established and south 26 degrees 03 minutes 18 seconds east 207.185 feet from the intersection of said southerly line of Marston Avenue with the easterly line of Morrow Avenue, 66 feet wide; thence south 26 degrees 03 minutes 18 seconds east 38.415 feet; thence south 63 degrees 45 minutes 26 seconds west 111.97 feet; thence along the easterly wall of an existing building north 26 degrees 18 minutes 30 seconds west 38.415 feet; thence north 63 degrees 45 minutes 26 seconds east 112.14 feet to the point of beginning.

PARCEL 5: That part of Lots 42 through 45, inclusive, and vacated part of Marston Avenue, of Livingstone's Subdivision according to the plat thereof as recorded in liber 1, page 312 of Plats, Wayne County Records, described as: Beginning at a point in the southerly line of Marston

Continued on next page

LEGAL DESCRIPTION 'CONTINUED':

enue, 60 feet wide, which point is distant north 63 degrees 12 minutes 35 seconds east 41.45 feet from the intersection of the easterly line of Morrow Avenue and the southerly line of Marston Avenue; thence south 42 degrees 38 minutes 10 seconds east 167.30 feet to a point; thence south 38 degrees 26 minutes 53 seconds east 84.53 feet to a point, thence south 63 degrees 45 minutes 26 seconds west 105.64 feet; thence north 26 degrees 13 minutes 10 seconds west 242.72 feet; thence north 63 degrees 12 minutes 35 seconds east 41.45 feet to the point of beginning. |-and- PARCEL 6: Lot 82, Wilkins Subdivision, according to the plat thereof as recorded in liber 11, page(s) 59 of Plats, Wayne County Records.

Ward 9, Tax Item Nos. |3532 |3533 |3534 |3535 |3536 |3537 |4732 |4744  
4745 |4746 |3538 |3540 |3541 |3542-55 |4750.001 |3525.002 |3525.003  
3525.004L

**Exhibit B**  
**DBRA Resolution**



**CODE DBRA 19-06-06-05**

**AMERICAN AXLE & MANUFACTURING, INC. (RENOVATION OF ST. AUBIN/CLAY PROPERTY)  
BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") was created pursuant to Michigan Public Act 381 of 1996, as amended ("Act 381"); and

WHEREAS, the City Council of the City of Detroit ("City Council") is the governing body (as that term is defined by Act 381) of the DBRA; and

WHEREAS, on May 1, 2002, the DBRA Board of Directors approved the American Axle & Manufacturing, Inc. (Renovation of St. Aubin/Clay Property) Brownfield Plan (the "Plan") and recommended the approval of the Plan to City Council; and

WHEREAS, on July 17, 2002, City Council approved the Plan; and

WHEREAS, on July 24, 2008, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(a) of Act 381 of 1996, as amended, permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

WHEREAS, the "developer" for the Plan is American Axle Manufacturing, Inc. (the "Developer"); and

WHEREAS, the DBRA has determined that the project identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

WHEREAS, the DBRA Board of Directors desires to recommend termination of the Plan to City Council.

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

BE IT FURTHER RESOLVED, subject to the completion of the notice requirement described in Section 14(8)(b)(i) of Act 381 and the provision to the Developer of an opportunity to be heard at a public meeting pursuant to Section 14(8)(b)(ii) of Act 381, the DBRA Board of Directors hereby recommends termination of the Plan to City Council; and

BE IT FURTHER RESOLVED, subject to the abolition of the Plan by City Council, that the DBRA Board of Directors hereby authorizes the termination of any other agreements or contracts between the Developer and the DBRA that were executed in conjunction with the Plan; and

BE IT FINALLY RESOLVED that any two Officers, or any one of the Officers and any one of the Authorized Agents of the DBRA, shall hereafter have the authority to negotiate and execute any and all documents, contracts, or other papers necessary to implement the provisions and intent of this resolution on behalf of the DBRA.

June 12, 2019

**Exhibit C**  
**Notice of Termination**



June 13, 2019

SENT VIA CERTIFIED MAIL

Mr. Timothy Kljun  
Corporate Manager  
American Axle & Manufacturing, Inc.  
One Drauch Drive  
Detroit, MI 48211

Carrie L.P. Gray  
Director, Corporate Relations  
American Axle & Manufacturing, Inc.  
One Drauch Drive  
Detroit, MI 48211

Dawn Uranis  
Manager, Corporate Relations  
American Axle & Manufacturing, Inc.  
One Drauch Drive  
Detroit, MI 48211

**RE: Notice of Intent to Abolish Brownfield Plan for the American Axle & Manufacturing, Inc. (Renovation of St. Aubin/Clay Property) Redevelopment Project**

Mr. Kljun:

Per Act 381 of 1996 Section 14 (8)(b)(i), this letter is to inform you that the Detroit City Council has authorized this notice to inform you that abolishment of the Brownfield Plan for the American Axle & Manufacturing, Inc. (Renovation of St. Aubin/Clay Property) Townhome Redevelopment Project (the "Plan") will be considered in no less than thirty ("30") days.

On July 17, 2002 the DBRA adopted and on July 24, 2002 the Detroit City Council approved the Plan.

It is our understanding that the project as described in the Plan has been completed, the associated Single Business Tax Credit has been utilized, and the purposes for which the plan was established have been accomplished. Because the project has been completed, the Brownfield Plan will be abolished for the subject project per Act 381 of 1996 Section 14(8)(a).

While you are welcome to speak at any public meeting of City Council regarding the proposed abolishment, the following public meetings have been tentatively scheduled at the Coleman A. Young Municipal Center, 2 Woodward Avenue, 13<sup>th</sup> Floor, Detroit, MI 48226 regarding the abolishment of the Plan where, should you desire, you will also have an opportunity to be heard:

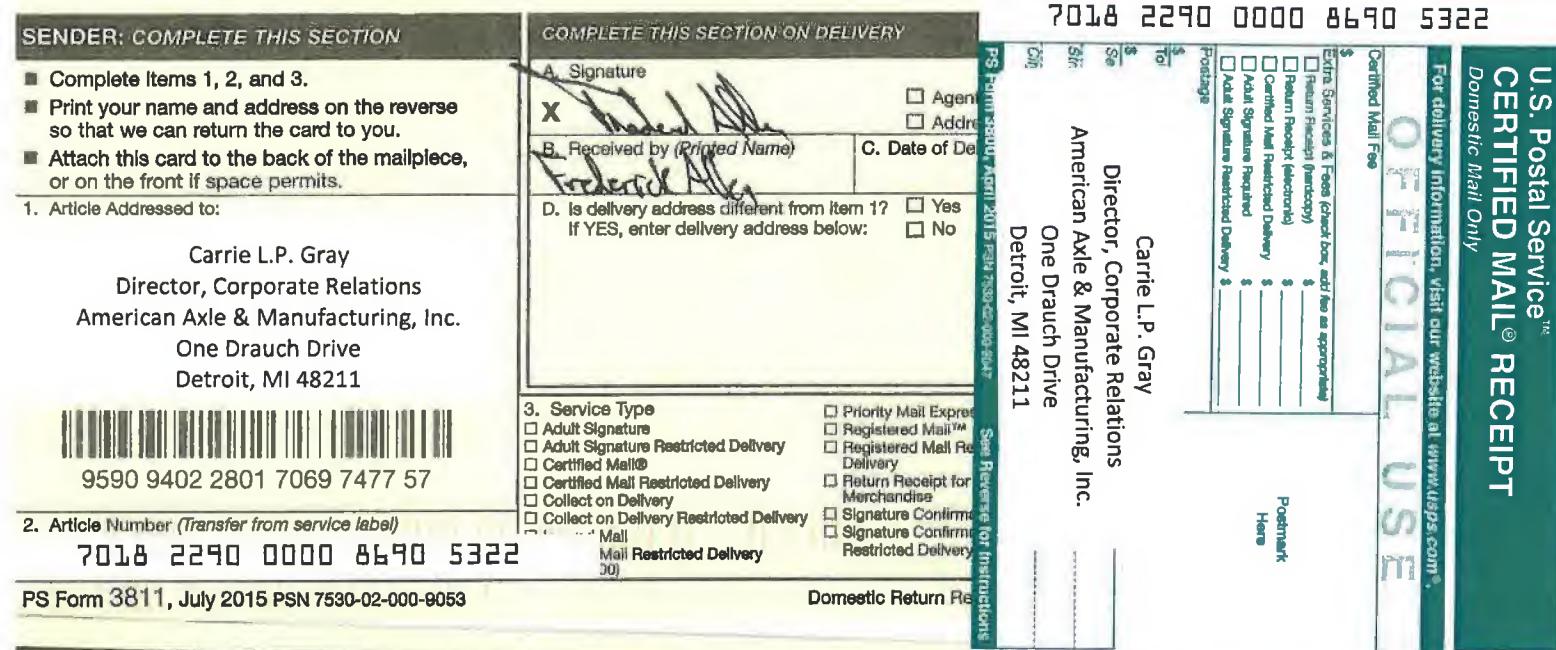
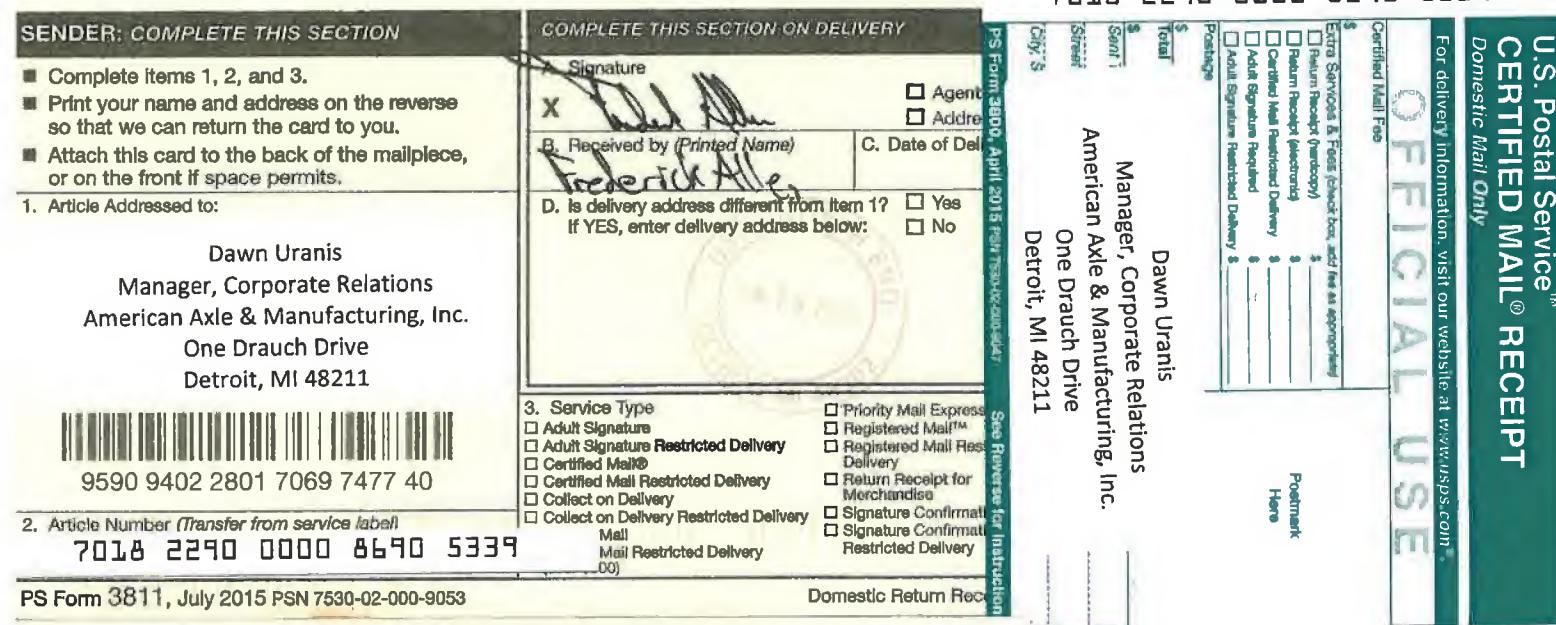
- Thursday, July 18, 2019 at 10:00 AM – Detroit City Council Planning & Economic Development Standing Committee
- Tuesday, July 23, 2019 at 10:00 AM – Detroit City Council of the Whole Meeting

In no event would any abolishment be effective until at least 30 days after the date of this notice.

Sincerely,

Jennifer Kanalos  
Authorized Agent

CC:    Rebecca Navin, DEGC  
         Brian Vosburg, DEGC/DBRA  
         Ngozi Nwaesei, Lewis & Munday  
         Brittney Hoszkiw, MEDC



**Exhibit D**  
**City Council Resolution**

**EXHIBIT D**

**RESOLUTION  
ABOLISHING THE BROWNFIELD PLAN  
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
FOR THE AMERICAN AXLE MANUFACTURING, INC. (RENOVATION OF ST.  
AUBIN/CLAY PROPERTY) REDEVELOPMENT PROJECT;**

---

City of Detroit  
County of Wayne, Michigan

---

**WHEREAS**, pursuant to 381 PA 1996, as amended ("Act 381"), the City of Detroit Brownfield Redevelopment Authority ("Authority") has been established by resolution of the City Council of the City of Detroit (the "City Council") for the purpose of promoting the revitalization of eligible properties in the City of Detroit; and

**WHEREAS**, on July 17, 2002, City Council approved the American Axle Manufacturing, Inc. (RENOVATION OF ST. AUBIN/CLAY PROPERTY) Brownfield Redevelopment Plan (the "Plan"); and

**WHEREAS**, the eligible property described in Exhibit A, attached hereto, is the eligible property subject to the Plan; and

**WHEREAS**, Section 14(8)(a) of Act 381 permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished, provided that the governing body first does both of the following: (i) gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted, and (ii) provides the developer an opportunity to be heard at a public meeting; and

**WHEREAS**, the City Council is the governing body (as that term is defined by Act 381) of the Authority; and

**WHEREAS**, the Authority's staff has confirmed that the project for which eligible activities were identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

**WHEREAS**, on June 12, 2019, the Board of Directors of the Authority adopted a resolution recommending abolishment of the Plan; and

**WHEREAS**, on October 3, 2017, City Council authorized the Authority, on behalf of City Council, to manage and/or administer the notices required by Act 381 in connection with any brownfield plan or plan amendment terminations; and

**WHEREAS**, the required notice of the termination of the Plan was given in accordance with Section 14(8)(b)(i) of Act 381, a copy of which is attached as Exhibit B; and

**WHEREAS**, in accordance with Section 14(8)(b)(ii) of Act 381, the developer identified in the Plan was provided with an opportunity to be heard at a public meeting on July 18, 2019.

**NOW, THEREFORE, BE IT RESOLVED, THAT:**

1. The Plan is hereby abolished by City Council in accordance with Section 14(8)(a) of Act 381.
2. City Council hereby ratifies the abolishment, if any, of any agreements or contracts between the developer of the Plan and the Authority that were executed in conjunction with the Plan, including, but not limited to, the reimbursement agreement.

The City Clerk is requested to submit one (1) certified copies of this Resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226

AYES: Members

---

NAYS: Members

---

RESOLUTION DECLARED ADOPTED.

---

Janice Winfrey, City Clerk  
City of Detroit  
County of Wayne, Michigan

WAIVER OF RECONSIDERATION IS REQUESTED

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Detroit, County of Wayne, State of Michigan, at a regular meeting held on \_\_\_\_\_, 2019, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

---

Janice Winfrey, City Clerk  
City of Detroit  
County of Wayne, Michigan

K:\Art's And Wills\Arts DBRA Backup\Correspondence\City Council Resolutions\2019 City Council Resolutions\AA Aubin Termination Authorization CC resolution.docx



603

July 11, 2019

Honorable City Council  
City of Detroit  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**Re: Termination of the Pine Street Townhome Brownfield Redevelopment Plan**

Dear Honorable Council Members:

The Pine Street Townhome Brownfield Redevelopment Plan (the "Plan") was approved by City Council more than two years ago in 2008. The legal descriptions for the subject Plan are attached (Exhibit A).

At the regularly scheduled June 12, 2019 DBRA Board of Directors meeting, DBRA staff recommended termination of the Plan on the basis that the project had failed to occur with respect to the eligible property for at least two (2) years following the date of the resolution approving the brownfield plan or plan amendment in accordance with Section 14(8)(b) of Act 381. The DBRA subsequently adopted a resolution (Exhibit B) approving the termination of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution terminating the Plan.

The DBRA, as authorized by City Council, sent a notification of termination of the Plan (Exhibit C) in accordance with Section 14(8)(b)(i).

Authority's Request

The Authority is respectfully requesting the following action from the City Council:

a.) July 16, 2019

Referral of the resolution terminating the Plan to Detroit City Council Planning and Economic Development Standing Committee on July 18, 2019.

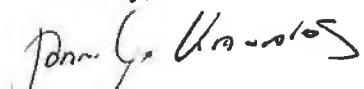
b.) July 18, 2019

Consideration of the City Council's Planning and Economic Development Standing Committee to terminate the Plan and opportunity for the Developer to be heard during public comment.

c.) July 23, 2019

City Council adoption of the Resolution (Exhibit D), terminating the Plan.

Sincerely,



Jennifer Kanalos  
Authorized Agent

C: Detroit City Council  
City Clerk  
Marcel Todd  
Irvin Corley, Jr.  
David Whitaker  
Malinda Jensen  
Matthew Walters  
Allen Rawls  
Brian Vosburg  
Stephanie Washington  
DeAndree Watson

**Exhibit A**  
**Legal Descriptions of Plans to be Terminated**

5

Exhibit A  
Pine Street Townhome  
Brownfield Redevelopment Plan

**ATTACHMENT B**

**Legal Descriptions of Eligible Property to which the Plan Applies**

A Part of Private Claim 228 In the City of Detroit, Wayne County, Michigan being described as Part of Lots 56 through 59 and Lots 62 through 66; also Lots 60 and 61, inclusive and Part of Lots 62 through 66 of "Larned's Subdivision on the Laferty Farm," as recorded in Liber 60, Page 2 of Deeds, Wayne County Records, also including the Revisionary interest in Vermont Avenue, Huron Street, Ottawa Street and public alleys lying within the bounds of the following described parcel; Commencing at the intersection of the South line of Spruce Street (50 feet wide) the West line of Vermont Avenue (50 feet wide), said point being, also the Northeast corner of Lot 100 and said Larned's Subdivision; thence South 22 degrees 47 minutes 00 seconds East 377.22 feet in part along the West line of said Vermont Avenue to the point of beginning, said point being on the South line of Pine Street (variable width); thence North 66 degrees 59 minutes 26 seconds East 142.50 feet along the South line of a point on the West line a 15 foot wide public alley; thence South 22 degrees 47 minutes 00 seconds East 120.21 feet along the West line to a point on the North Right-of-way line of the I-75 Freeway, also known as the Fisher Freeway (Variable width); thence the following 3 courses along said North line (1) south 66 degrees 40 minutes 22 seconds West 142.51 feet and (2) South 68 degrees 11 minutes 51 seconds West 172.01 feet and (3) South 72 degrees 09 minutes 29 seconds West 170.71 feet to a point on the East line of Wabash Avenue (65 feet wide); thence North 22 degrees 47 minutes 00 seconds West 102.00 feet along said East line to the South line of Pine avenue (Variable width); thence North 66 degrees 59 minutes 26 seconds East 342.06 feet along said South line to the point of beginning.

**Exhibit B**  
**DBRA Resolution**



**CODE DBRA 19-06-155-03**

**PINE STREET TOWNHOME BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO TERMINATE PLAN**

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") was created pursuant to Michigan Public Act 381 of 1996, as amended ("Act 381"); and

WHEREAS, the City Council of the City of Detroit ("City Council") is the governing body (as that term is defined by Act 381) of the DBRA; and

WHEREAS, on June 12, 2008, the DBRA Board of Directors approved the Pine Street Townhome Brownfield Plan (the "Plan") and recommended the approval of the Plan to City Council; and

WHEREAS, on July 15, 2008, City Council approved the Plan; and

WHEREAS, on July 28, 2008, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(b) of Act 381 of 1996, as amended, permits a governing body to terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following: (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted, and (ii) Provides the developer an opportunity to be heard at a public meeting; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

WHEREAS, the "developer" for the Plan is Corktown Housing, LLC (the "Developer"); and

WHEREAS, the DBRA has determined that the project identified in the Plan failed to occur within 2 years of City Council's approval of the Plan; and

WHEREAS, the DBRA Board of Directors desires to recommend termination of the Plan to City Council.

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

BE IT FURTHER RESOLVED, subject to the completion of the notice requirement described in Section 14(8)(b)(i) of Act 381 and the provision to the Developer of an opportunity to be heard at a public meeting pursuant to Section 14(8)(b)(ii) of Act 381, the DBRA Board of Directors hereby recommends termination of the Plan to City Council; and

BE IT FURTHER RESOLVED, subject to the termination of the Plan by City Council, that the DBRA Board of Directors hereby authorizes the termination of any other agreements or contracts between the Developer and the DBRA that were executed in conjunction with the Plan; and

BE IT FINALLY RESOLVED that any two Officers, or any one of the Officers and any one of the Authorized Agents of the DBRA, shall hereafter have the authority to negotiate and execute any and all documents, contracts, or other papers necessary to implement the provisions and intent of this resolution on behalf of the DBRA.

June 12, 2019

Exhibit C  
Notice of Termination



June 13, 2019

SENT VIA CERTIFIED MAIL

Mr. Konrad Kohl  
Corktown Housing, LLC  
211 W. Fort Street, Suite 720  
Detroit, MI 48226

**RE: Notice of Intent to Terminate Brownfield Plan for the Pine Street Townhome Redevelopment Project**

Mr. Kohl:

Per Act 381 of 1996 Section 14 (8)(b)(i), this letter is to inform you that the Detroit City Council has authorized this notice to inform you that termination of the Brownfield Plan for the Pine Street Townhome Redevelopment Project (the "Plan") will be considered in no less than thirty ("30") days.

On June 12, 2008 the DBRA adopted and on July 15, 2008 the Detroit City Council approved the Plan.

It is our understanding that the project as described in the Plan has failed to occur. Because the project failed to occur, the Brownfield Plan will be terminated for the subject project per Act 381 of 1996 Section 14(8)(b). Because no Eligible Activities have been submitted, a new Brownfield Plan may be established in the future.

While you are welcome to speak at any public meeting of City Council regarding the proposed termination, the following public meetings have been tentatively scheduled at the Coleman A. Young Municipal Center, 2 Woodward Avenue, 13<sup>th</sup> Floor, Detroit, MI 48226 regarding the termination of the Plan where, should you desire, you will also have an opportunity to be heard:

- Thursday, July 18, 2019 at 10:00 AM – Detroit City Council Planning & Economic Development Standing Committee
- Tuesday, July 23, 2019 at 10:00 AM – Detroit City Council of the Whole Meeting

In no event would any termination be effective until at least 30 days after the date of this notice.

Sincerely,

Jennifer Kanalos  
Authorized Agent

CC:      Rebecca Navin, DEGC  
          Brian Vosburg, DEGC/DBRA  
          Ngozi Nwaesei, Lewis & Munday  
          Brittney Hoszkiw, MEDC  
          Karen O'Donoghue, Tactix Solutions (please spell check this)

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\$  Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$   
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 Certified Mail Restricted Delivery \$   
 Adult Signature Required \$   
 Adult Signature Restricted Delivery \$

Postmark  
Here

Postage

\$

Total

\$

Sent

Street

City, S

Mr. Konrad Kohl  
Corktown Housing, LLC  
211 W. Fort Street, Suite 720  
Detroit, MI 48226

See Reverse for Instructions

7018 2290 0000 8690 5346

**SENDER: COMPLETE THIS SECTION**

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Konrad Kohl  
Corktown Housing, LLC  
211 W. Fort Street, Suite 720  
Detroit, MI 48226



9590 9402 2801 7069 7477 33

2. Article Number (Transfer from service label)

7018 2290 0000 8690 5346

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *M. Gilbert*

Yes

No

□ Address

B. Received by (Printed Name)

*M. Gilbert*

C. Date of Delivery

6-17-15

D. Is delivery address different from Item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                            |   |
| Mail Restricted Delivery<br>00                                   |   |

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

**Exhibit D**  
**City Council Resolution**

**EXHIBIT D**

**RESOLUTION  
TERMINATING THE BROWNFIELD PLAN  
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
FOR THE PINE STREET TOWNHOME REDEVELOPMENT PROJECT;**

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City of Detroit  
County of Wayne, Michigan

---

**WHEREAS**, pursuant to 381 PA 1996, as amended ("Act 381"), the City of Detroit Brownfield Redevelopment Authority ("Authority") has been established by resolution of the City Council of the City of Detroit (the "City Council") for the purpose of promoting the revitalization of eligible properties in the City of Detroit; and

**WHEREAS**, on July 15, 2008, City Council approved the Brownfield Plan for the Pine Street Townhome Brownfield Redevelopment Plan (the "Plan"); and

**WHEREAS**, the eligible property described in Exhibit A, attached hereto, is the eligible property subject to the Plan; and

**WHEREAS**, Section 14(8)(b) of Act 381 permits a governing body to terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least two (2) years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following: (i) gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted, and (ii) provides the developer an opportunity to be heard at a public meeting; and

**WHEREAS**, the City Council is the governing body (as that term is defined by Act 381) of the Authority; and

**WHEREAS**, the Authority's staff has confirmed that the project for which eligible activities were identified in the Plan failed to occur within two (2) years of City Council's approval of the Plan; and

**WHEREAS**, on June 12, 2019, the Board of Directors of the Authority adopted a resolution recommending termination of the Plan; and

**WHEREAS**, on October 3, 2017, City Council authorized the Authority, on behalf of City Council, to manage and/or administer the notices required by Act 381 in connection with any brownfield plan or plan amendment terminations; and

**WHEREAS**, the required notice of the termination of the Plan was given in accordance with Section 14(8)(b)(i) of Act 381, a copy of which is attached as Exhibit B; and

**WHEREAS**, in accordance with Section 14(8)(b)(ii) of Act 381, the developer identified in the Plan was provided with an opportunity to be heard at a public meeting on September 6, 2018.

**NOW, THEREFORE, BE IT RESOLVED, THAT:**

1. The Plan is hereby terminated by City Council in accordance with Section 14(8)(b) of Act 381.
2. City Council hereby ratifies the termination, if any, of any agreements or contracts between the developer of the Plan and the Authority that were executed in conjunction with the Plan, including, but not limited to, the reimbursement agreement.

The City Clerk is requested to submit one (1) certified copies of this Resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226

AYES: Members

---

NAYS: Members

---

RESOLUTION DECLARED ADOPTED.

---

Janice Winfrey, City Clerk  
City of Detroit  
County of Wayne, Michigan

WAIVER OF RECONSIDERATION IS REQUESTED

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Detroit, County of Wayne, State of Michigan, at a regular meeting held on \_\_\_\_\_, 2019, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

---

Janice Winfrey, City Clerk  
City of Detroit  
County of Wayne, Michigan

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CITY OF DETROIT  
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 908  
DETROIT, MICHIGAN 48226  
(313) 224-6380 • TTY:711  
(313) 224-1629  
[WWW.DETROITMI.GOV](http://WWW.DETROITMI.GOV)

104

July 12, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**Re: Request for Public Hearing to Approve a Commercial Rehabilitation Certificate on behalf of Woodward Mack 22, LLC in the area of 81 Erskine and 3500 Woodward Avenue, Detroit, Michigan, in accordance with Public Act 210 of 2005 (Petition #703).**

Honorable City Council:

The Housing and Revitalization Department, Planning & Development Department and Finance Department have reviewed the application of **Woodward Mack 22, LLC** and find that it satisfies the criteria set forth by P.A. 210 of 2005 and would be consistent with development and economic goals of the Master Plan.

Public Act 210 of 2005 states that the legislative body of the qualified local governmental unit, shall by resolution either approve or disapprove the application for a Commercial Rehabilitation Exemption Certificate in accordance with Section 3 and other provisions of this act. Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district.

We request that a Public Hearing be scheduled on the issue of approving the application for the Commercial Rehabilitation Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Kelly R. Vickers  
Associate Director

KV/vf

Qq: S. Washington, Mayor's Office  
M. Cox, PDD  
D. Rencher, HRD  
V. Farley, HRD

LAW CLERK COORDINATOR  
CITY CLERK'S OFFICE  
DETROIT, MI 48226



**BY COUNCIL MEMBER** \_\_\_\_\_

**WHEREAS**, pursuant to Public Act 210 of 2005 (“the Act”) this City Council may adopt a resolution approving the application of a Commercial Rehabilitation Exemption Certificate within the boundaries of the City of Detroit; and

**WHEREAS**, **Woodward Mack 22, LLC** has made application for a Commercial Rehabilitation Exemption Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

**WHEREAS**, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which a Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

**NOW THEREFORE BE IT**

**RESOLVED**, that on the \_\_\_\_\_ 2019 in the City Council Committee Room, 13<sup>th</sup> floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

**RESOLVED**, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

# City of Detroit

Janice M. Winfrey  
City Clerk

OFFICE OF THE CITY CLERK

Caven West  
Deputy City Clerk/Chief of Staff

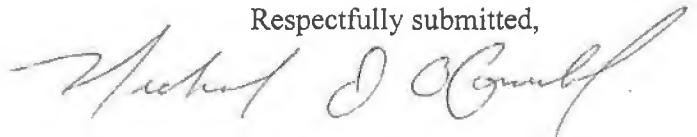
July 12, 2019

To: Maurice Cox, Director  
Planning and Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave. Suite 908  
Detroit, MI. 48226

Re: Woodward Mack 22, LLC

Please find attached an *amended* application for Obsolete Property Rehabilitation Exemption Certificate for Property located at 81 Erskine and 3600 Woodward Ave.  
**(RELATED TO PETITION #703)**

Respectfully submitted,



Michael J. O'Connell, Jr. Asst. City Council Clerk  
Office of the City Clerk

June 21, 2019

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Ave Suite 1340  
Detroit, MI 48226

RE: **AMENDMENT to the Request for the Establishment of a Commercial Rehabilitation Certificate for 81 Erskine Street and 3500 Woodward Avenue, Detroit, Michigan 48226 for Woodward Mack 22, LLC**

Honorable City Council:

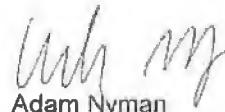
Please accept this letter as an amended request to the PA210 Certificate request dated April 2, 2019 and received by the Clerk's Office April 4, 2019 for 81 Erskine Street and 3500 Woodward Avenue. A copy of the original application is included here as Attachment B.

This amendment is being submitted to reduce the request to the parcel identified as 81 Erskine (01004187.001). This parcel is currently occupied by a parking lot and was previously occupied by former buildings associated with residential houses and apartment buildings. The parcel will be redeveloped with the six-story parking structure with ground floor retail identified in the originally application.

A parcel map identifying this parcel is included in Attachment C and the legal description is included in Attachment D.

The proposed project scope and investment for the overall development has not changed.

Respectfully Submitted,



Adam Nyman  
Woodward Mack 22, LLC  
[arn@ppmmgt.com](mailto:arn@ppmmgt.com)  
248-649-6320

Attachments:

- Attachment A: Update Application Form
- Attachment B: Original PA210 Certificate Application
- Attachment C: Parcel Map
- Attachment D: Legal Description

**Attachment A**

**Updated Application Form**

STATE USE ONLY		
Application Number	Date Received	LUCI Code

## Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. This application should be filed after the commercial rehabilitation district is established. The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name (applicant must be the owner of the facility) <b>Woodward Mack 22, LLC</b>		NAICS or SIC Code <b>561110</b>	
Facility's Street Address <b>81 Erskine Street</b>	City <b>Detroit</b>	State <b>MI</b>	ZIP Code <b>48226</b>
Name of City, Township or Village (filing authority) <b>Detroit</b>	County <b>Wayne</b>	School District Where Facility is Located <b>Detroit</b>	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village	Planned Date of Rehabilitation Completion (mm/dd/yyyy) <b>12/12/2020</b>		
Date of Rehabilitation Commencement (mm/dd/yyyy) <b>07/01/2019</b>	Number of Years Exemption Requested (1-10) <b>10</b>		
Estimated Cost of Rehabilitation <b>\$18,610,000</b>			
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity	<input type="checkbox"/> Retain Employment	<input checked="" type="checkbox"/> Revitalize Urban Areas	
<input checked="" type="checkbox"/> Create Employment	<input type="checkbox"/> Prevent Loss of Employment	<input type="checkbox"/> Increase Number of Residents in Facility's Community	
No. of jobs to be created due to facility's rehabilitation <b>0</b>	No. of jobs to be retained due to facility's rehabilitation <b>0</b>	No. of construction jobs to be created during rehabilitation <b>100</b>	

### PART 2: APPLICATION DOCUMENTS

Prepare and attach the following items:

- General description of the facility (year built, original use, most recent use, number of stories, square footage)
- Description of the qualified facility's proposed use
- Description of the general nature and extent of the rehabilitation to be undertaken
- Descriptive list of the fixed building equipment that will be a part of the qualified facility
- Time schedule for undertaking and completing the facility's rehabilitation
- Statement of the economic advantages expected from the exemption
- Legal description
- Description of the "underserved area" (Qualified Retail Food Establishments only)
- Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)

### PART 3: APPLICANT CERTIFICATION

Name of Authorized Company Officer (no authorized agents) <b>Adam Nyman</b>	Telephone Number <b>(248) 649-6320</b>		
Fax Number	E-mail Address <b>arn@ppmmgt.com</b>		
Street Address <b>115 West Brown Street</b>	City <b>Birmingham</b>	State <b>MI</b>	ZIP Code <b>48009</b>

I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.

I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.

Signature of Authorized Company Officer (no authorized agents) <i>John R. P.</i>	Title <i>John R. P.</i>	Date <b>6/24/19</b>
---	----------------------------	------------------------

**PART 4: ASSESSOR RECOMMENDATIONS** (assessor of LGU must complete Part 4)

Provide the Taxable Value and State Equalized Value of Commercial Property, as provided in Public Act 210 of 2005, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC).

	Taxable Value	State Equalized Value (SEV)
Land		
Building(s)		

The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll.

By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.

Name of Local Government Body

Name of Assessor (first and last name)	Telephone Number
Fax Number	E-mail Address

I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.

Assessor's Signature	Date
----------------------	------

**PART 5: LOCAL GOVERNMENT ACTION** (clerk of LGU must complete Part 5)

Action Taken By LGU (attach a certified copy of the resolution).

Exemption approved for \_\_\_\_\_ years, ending December 30, \_\_\_\_\_ (not to exceed 10 years)  
 Exemption Denied

Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code	School Code
--	--	-------------

**PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION** (clerk of LGU must complete Part 6)

Clerk's Name (first and last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
LGU Contact Person for Additional Information	LGU Contact Person Telephone Number		Fax Number

I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended.

Clerk's Signature	Date
-------------------	------

The clerk must retain the original application at the local unit and mail one copy of the completed application with attachments to:

State Tax Commission  
P.O. Box 30471  
Lansing, MI 48909

## **Instructions for Completing Form 4507**

### **Application for Commercial Rehabilitation Exemption Certificate**

The Commercial Rehabilitation Exemption Certificate was created by Public Act 210 of 2005, as amended. The application is initially filed, reviewed, and approved by the LGU and then reviewed and approved by the State Tax Commission. According to Section 3 of Public Act 210 of 2005, as amended, the LGU must establish a Commercial Rehabilitation District. Rehabilitation may commence after establishment of the Commercial Rehabilitation District.

#### **Owner / Applicant Instructions**

1. Complete Parts 1, 2 and 3 of application
2. Prepare and attach all documents required under Part 2 of the application:
  - a. General description of the facility (year built, original use, most recent use, number of stories, square footage)
  - b. Description of the qualified facility's proposed use
  - c. Description of the general nature and extent of the rehabilitation to be undertaken
  - d. Descriptive list of the fixed building equipment that will be a part of the qualified facility
  - e. Time schedule for undertaking and completing the facility's rehabilitation
  - f. Statement of the economic advantages expected from the exemption
  - g. Legal description of the facility
  - h. Description of the "underserved area" (Qualified Retail Food Establishments only)
3. Qualified Retail Food Establishments:
  - a. Complete Part 1 of the *Commercial Rehabilitation Exemption Certification for Qualified Retail Food Establishments* (Form 4753). Submit to LGU clerk along with application.
  - b. Describe the "underserved area" and provide supporting documentation to show how the project area meets one or more of the following requirements:
    - i. An area that contains a low to moderate income census tract(s) which, based on per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars) and a below average supermarket density
    - ii. An area that has a supermarket customer base with more than 50% living in a low income census tract(s) which based on the per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars)
    - iii. An area that has demonstrated significant access limitations due to travel distance and has no Qualified Retail Food Establishments within two miles of the geo-center for an urban area or has no Qualified Retail Food Establishments within nine miles of the geo-center for a rural area.

For assistance in determining the project area's eligibility, visit [www.michigan.gov/propertytaxexemptions](http://www.michigan.gov/propertytaxexemptions) and click on Commercial Rehabilitation Act.

4. Submit the application and all attachments to the clerk of the LGU where the property is located.

#### **LGU Assessor Instructions**

Complete and sign Part 4 of the application.

#### **LGU Clerk Instructions**

1. After LGU action, complete Part 5 of the application.
2. After reviewing the application for complete and accurate information, complete Part 6 and sign the application to certify the application meets the requirements as outlined by Public Act 210 of 2005, as amended.
3. Assemble the following for a complete application:
  - a. Completed *Application for Commercial Rehabilitation Exemption Certificate* (Form 4507)
  - b. All required attachments listed under Part 2
  - c. A copy of the resolution by the LGU establishing the district
  - d. A certified copy of the resolution by the LGU approving the application
  - e. Complete Form 4753 (Qualified Retail Food Establishments only)
4. Submit the completed application to: State Tax Commission, P.O. Box 30471, Lansing, MI 48909

#### **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail.

If you have questions or need additional information or sample documents, visit [www.michigan.gov/propertytaxexemptions](http://www.michigan.gov/propertytaxexemptions) or call (517) 373-2408.

**Attachment B**

**Original PA210 Certificate Application**

STATE USE ONLY		
Application Number	Date Received	LUCI Code

## Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. This application should be filed after the commercial rehabilitation district is established. The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

### PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)

Applicant (Company) Name (applicant must be the owner of the facility)	NAICS or SIC Code <b>681110</b>		
<b>Woodward Mack 22, LLC</b>	City <b>Detroit</b>	State <b>MI</b>	ZIP Code <b>48226</b>
Facility's Street Address <b>81 and 115 Erskine Street and 3500 Woodward Avenue</b>	County <b>Wayne</b>	School District Where Facility Is Located <b>Detroit</b>	
Name of City, Township or Village (filing authority) <b>Detroit</b>			
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village	Planned Date of Rehabilitation Completion (mm/dd/yyyy) <b>12/12/2020</b>		
Date of Rehabilitation Commencement (mm/dd/yyyy) <b>06/01/2010</b>	Number of Years Exemption Requested (1-10) <b>10</b>		
Estimated Cost of Rehabilitation <b>\$21,000,000</b>			
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity	<input type="checkbox"/> Retain Employment	<input checked="" type="checkbox"/> Revitalize Urban Areas	
<input checked="" type="checkbox"/> Create Employment	<input type="checkbox"/> Prevent Loss of Employment	<input type="checkbox"/> Increase Number of Residents in Facility's Community	
No. of jobs to be created due to facility's rehabilitation <b>225</b>	No. of jobs to be retained due to facility's rehabilitation <b>0</b>	No. of construction jobs to be created during rehabilitation <b>100</b>	

### PART 2: APPLICATION DOCUMENTS

Prepare and attach the following items:

- General description of the facility (year built, original use, most recent use, number of stories, square footage)
- Description of the qualified facility's proposed use
- Description of the general nature and extent of the rehabilitation to be undertaken
- Descriptive list of the fixed building equipment that will be a part of the qualified facility
- Time schedule for undertaking and completing the facility's rehabilitation
- Statement of the economic advantages expected from the exemption
- Legal description
- Description of the "underserved area" (Qualified Retail Food Establishments only)
- Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4755) (Qualified Retail Food Establishments only)

### PART 3: APPLICANT CERTIFICATION

Name of Authorized Company Officer (no authorized agents) <b>Adam Nyman</b>	Telephone Number <b>(248) 849-6320</b>		
Fax Number	E-mail Address <b>am@ppmmgt.com</b>		
Street Address <b>115 West Brown Street</b>	City <b>Birmingham</b>	State <b>MI</b>	ZIP Code <b>48009</b>

I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.

I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.

Signature of Authorized Company Officer (no authorized agents)

Title  
**Auth. Rep**

Date  
**4/2/19**

STATE USE ONLY		
Application Number	Date Received	LUCL Code

## Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. This application should be filed after the commercial rehabilitation district is established. The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LNU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name (applicant must be the owner of the facility) <b>Woodward Mack 22, LLC</b>		NAICS or SIC Code <b>561110</b>	
Facility's Street Address <b>81 and 115 Erskine Street and 3500 Woodward Avenue</b>		City <b>Detroit</b>	State <b>MI</b> ZIP Code <b>48226</b>
Name of City, Township or Village (taxing authority) <b>Detroit</b>		County <b>Wayne</b>	School District Where Facility Is Located <b>Detroit</b>
<input checked="" type="checkbox"/> City	<input type="checkbox"/> Township	<input type="checkbox"/> Village	
Date of Rehabilitation Commencement (mm/dd/yyyy) <b>06/01/2019</b>		Planned Date of Rehabilitation Completion (mm/dd/yyyy) <b>12/12/2020</b>	
Estimated Cost of Rehabilitation <b>\$21,000,000</b>		Number of Years Exemption Requested (1-10) <b>10</b>	
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity	<input type="checkbox"/> Retain Employment	<input checked="" type="checkbox"/> Revitalize Urban Areas	
<input checked="" type="checkbox"/> Create Employment	<input type="checkbox"/> Prevent Loss of Employment	<input type="checkbox"/> Increase Number of Residents In Facility's Community	
No. of jobs to be created due to facility's rehabilitation <b>225</b>	No. of jobs to be retained due to facility's rehabilitation <b>0</b>	No. of construction jobs to be created during rehabilitation <b>100</b>	

### PART 2: APPLICATION DOCUMENTS

Prepare and attach the following items:

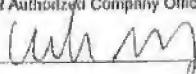
- General description of the facility (year built, original use, most recent use, number of stories, square footage)
- Description of the qualified facility's proposed use
- Description of the general nature and extent of the rehabilitation to be undertaken
- Descriptive list of the fixed building equipment that will be a part of the qualified facility
- Time schedule for undertaking and completing the facility's rehabilitation
- Statement of the economic advantages expected from the exemption
- Legal description
- Description of the "underserved area" (Qualified Retail Food Establishments only)
- Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4763) (Qualified Retail Food Establishments only)

### PART 3: APPLICANT CERTIFICATION

Name of Authorized Company Officer (no authorized agents) <b>Adam Nyman</b>	Telephone Number <b>(248) 649-6320</b>		
Fax Number	E-mail Address <b>arn@ppmmgt.com</b>		
Street Address <b>115 West Brown Street</b>	City <b>Birmingham</b>	State <b>MI</b>	ZIP Code <b>48009</b>

I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has compiled or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.

I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.

Signature of Authorized Company Officer (no authorized agents) 	Title <b>Auth. Rep</b>	Date <b>4/2/19</b>
---	---------------------------	-----------------------

**PART 4: ASSESSOR RECOMMENDATIONS** (assessor of LGU must complete Part 4)

Provide the Taxable Value and State Equalized Value of Commercial Property, as provided in Public Act 210 of 2005, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC).

	Taxable Value	State Equalized Value (SEV)
Land		
Building(s)		

The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll.

By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.

Name of Local Government Body

Name of Assessor (first and last name)	Telephone Number
Fax Number	E-mail Address

*I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.*

Assessor's Signature

Date

**PART 5: LOCAL GOVERNMENT ACTION** (clerk of LGU must complete Part 5)

Action Taken By LGU (attach a certified copy of the resolution):

Exemption approved for \_\_\_\_\_ years, ending December 30, \_\_\_\_\_ (not to exceed 10 years)

Exemption Denied

Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code	School Code
--	--	-------------

**PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION** (clerk of LGU must complete Part 6)

Clerk's Name (first and last)	Telephone Number	
Fax Number	E-mail Address	
Mailing Address	City	State
LGU Contact Person for Additional Information	LGU Contact Person Telephone Number	Fax Number
<i>I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended.</i>		
Clerk's Signature	Date	

The clerk must retain the original application at the local unit and mail one copy of the completed application with attachments to:

State Tax Commission  
P.O. Box 30471  
Lansing, MI 48909



April 2, 2019

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Ave Suite 1340  
Detroit, MI 48226

**RE: Request for the Commercial Rehabilitation Exemption Certificate for 81 and 115 Erskine Street and 3500 Woodward Avenue, Detroit, Michigan 48226 for Woodward Mack 22, LLC**

Honorable City Council:

Please accept this letter as a request for a Commercial Rehabilitation Exemption Certificate for 81 and 115 Erskine Street and 3500 Woodward Avenue, Detroit, Michigan 48226. The parcel is located in Detroit's Midtown neighborhood, north of downtown, bounded by Woodward Avenue to the west, Mack Avenue to the north, John R Street to the east, and Erskine Street to the south, which is referred to herein as the "Property" and further described in Attachment A. The Property is wholly owned by the developer and current owner, Woodward Mack 22, LLC. The property is located in an existing Commercial Rehabilitation District approved under Petition #1074 on June 9, 2016.

#### **Company Synopsis**

The project developer, Woodward Mack 22, LLC, was established in 2015 and are owned and managed by Professional Property Management Co. of Michigan (PPM) which have been operating since 1974. PPM focuses on bridging gaps between investors and tenants by invoking practical management services. Currently responsible for managing more than 5,000 multi-family residential (apartment/townhome) units and one million square feet of commercial and industrial space, PPM is versed in asset management; leasing, marketing, and property management; and investment services. Over the years, PPM has successfully positioned the project area for growth as a vibrant district.

#### **Project Synopsis**

The proposed Commercial Rehabilitation Exemption Certificate ("Certificate") is being requested for the property located at 81 and 115 Erskine Street and 3500 Woodward Avenue located in Midtown Detroit, Wayne County south of Mack Avenue and east of Woodward Avenue. In 2016, a Commercial Rehabilitation District was approved pursuant to PA 210 consisting of the area generally bounded by Woodward Avenue, Mack Avenue, St. Aubin, Gratiot Avenue, and the Chrysler Fisher Freeway (the "District").

The Property consists of four parcels totaling an approximate 3.20 acres and contains an office building and a surface parking lot. The Property borders the historic Bonstelle Theater, owned and operated by nearby Wayne State University, and the Michigan State University (MSU) Detroit Center on Woodward Avenue. The Property is also within walking distance to many of Midtown's amenities, including the Fisher Music (DSO) Theatre, the Majestic Theatre and a host of bars and restaurants that have become staples in Midtown Detroit. It is also positioned near DMC Hospital.

The project will include parking lot and site feature demolition for construction of a 6-story mixed-use parking structure (approximately 213,099 square feet) with retail (approximately 6,730 square

*Request for Establishment of a Commercial Rehabilitation Exemption Certificate at  
81 and 115 Erskine Street and 3500 Woodward Avenue, Detroit, Michigan 48226 for  
Woodward Mack 22, LLC*

feet) on the ground floor as well as rehabilitation to the office building to Class A (115 Erskine Street; approximately 57,000 rentable square feet) to restore the urban fabric of the area. It also entails the activation of an alleyway and redevelopment of the former Eliot Street. The parking structure will support rehabilitation of the nearby office building located at 100 Mack Avenue.

The parking deck is a critical part of restoring the office building occupancy at 115 Erskine Street and 100 Mack Avenue and is needed to support the proposed hotel construction at 3448 Woodward Avenue. Ground-floor retail is integral to activating the proposed alleyway and jumpstarting the efforts to create the SOMA District. The retail will wrap around the lower level of the structure. New garden spaces incorporated into the alleyway and public amenities will feature plants that support native wildlife and help reduce stormwater runoff demand on public infrastructure. The proposed structure will also have energy efficient and LED lighting.

The proposed uses of the SOMA District compliment the office functions in the existing buildings on the John R Street side of the project and the cultural and educational programs in the Bonstelle Theater and the MSU Detroit Center on Woodward Avenue. This investment will support urban density, redevelop an existing surface parking lot in a higher and better use, and facilitate rehabilitation of the office building at 115 Erskine Street. Additional information on the project is included in Attachment A.

#### **The Necessity for Tax Relief**

Substantial investment is necessary to rehabilitate the area into a viable, long-term development and the rehabilitation project would not be possible without the receipt of an exemption certificate.

In order to secure this financing and future tenants for the project, the operating costs of the proposed renovations and redevelopment of the District needs to be kept as low as possible (including property taxes).

#### **PA 210 Request**

This application documents the request for the establishment of a Commercial Rehabilitation Exemption Certificate. A 10-year abatement is being requested.

#### **Economic Advantages of the Rehabilitation**

The project will increase day-time density, investment and foot traffic to the parks and retail centers of Midtown.

Upon successful redevelopment, the project will generate increased income taxes, aid in the retention of skilled, local talent and fill a need for additional office and commercial tenant spaces. The proposed redevelopment will encourage continued redevelopment and improvements in the surrounding area.

On a short-term basis, approximately 100 temporary construction jobs will be created during demolition and new-construction activities. On a long-term basis, it is estimated that 20-30 FTE jobs will be created from future retail tenancy and the office building at 115 Erskine, upon renovation, will support up to 200 professional jobs. Upon completion, there will be spin-off jobs associated with the facilities and maintenance of the property. Woodward Mack 22, LLC is experienced in employing Detroit residents on our projects and will utilize the D2D program and

*Request for Establishment of a Commercial Rehabilitation Exemption Certificate at  
81 and 115 Erskine Street and 3500 Woodward Avenue, Detroit, Michigan 48226 for  
Woodward Mack 22, LLC*

a Skilled Trades Task Force to ensure Detroit-based contractors and workers benefit from the redevelopment.

On a long-term basis, following expiration of the 10-year abatement the renovated and rehabilitated building will deliver a significant increase in tax revenue. Over time, the successful redevelopment and cultural growth will have a city-wide impact.

**Closing**

Woodward Mack 22, LLC and PPM have a "hands-on" management philosophy and decades worth of experience with similar commercial and residential projects throughout metro-Detroit. They have designed the District to enhance and promote the redevelopment and revitalization efforts already underway in Midtown Detroit and have a proven record of utilizing Detroit-based contractors and Detroit residents on redevelopment projects. Woodward Mack 22, LLC and PPM look forward to pursuing this redevelopment and continuing to invest in Midtown Detroit.

Respectfully submitted,

Adam Nyman  
**Woodward Mack 22, LLC**  
[arn@ppmmgt.com](mailto:arn@ppmmgt.com)  
248-649-6320

**Attachments:**

- Attachment A: Detailed Project Description
- Attachment B: Parcel Map
- Attachment C: Paid Receipt of Current Taxes
- Attachment D: Incentive Information Chart
- Attachment E: Support Letters
- Attachment F: Resolution for CRD District Establishment

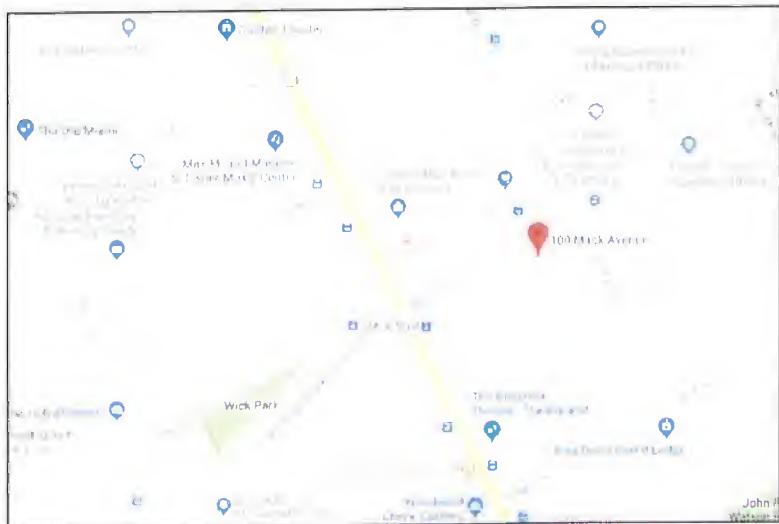
## **Attachment A**

### **Detailed Project Description**

## General Description

The proposed project is in the heart of Midtown Detroit, south of Mack Avenue and east of Woodward Avenue. The Property consists of four parcels totaling an approximate 3.20 acres and contains an office building and a surface parking lot. The Property borders the historic Bonstelle Theater, owned and operated by nearby Wayne State University, and the Michigan

State University (MSU) Detroit Center along Woodward Avenue. The Property is within walking distance to many amenities, including the Fisher Music (DSO) Theatre, The Majestic Theatre and a host of bars and restaurants that have become staples in Midtown Detroit. It is also positioned near DMC Hospital.



Park neighborhood. The landlocked house adjoining the proposed District at 80 Eliot Street is commemorated for being a gem from the "Little Paris" heyday of Brush Park.

The associated addresses and parcel identification numbers and a copy of the corresponding legal descriptions can be found at the end of this attachment.

## General Description of Proposed Use

The proposed redevelopment will replace a surface parking lot with a multilevel parking deck with retail wrapping the lower level. These uses will complement the office functions in the existing buildings on the John R side of the project and the cultural and educational programs in the Bonstelle Theater and the MSU Detroit Center on Woodward Avenue.





Spurring off the success of The Scott, a recently completed mixed use multifamily residential apartment building across from the Property, this redevelopment will create placemaking opportunities in Midtown Detroit. The Property will also include small garden spaces, pocket parks, and by reconnecting Eliot Street, will further connect and strengthen neighborhood pedestrian connections. The park spaces are greatly needed and will complement the nearby John R Watson park further south. The reactivated alleyway will serve the community by providing privately owned public spaces for daily activities and special events. Redevelopment will provide an additional opportunity to extend the revitalization occurring throughout Midtown by providing additional day-time foot traffic.

### **Nature and Extent of the Rehabilitation**

The proposed redevelopment will include parking lot and site feature demolition for construction of a 6-story mixed-use parking structure (approximately 213,099 square feet) with retail (approximately 6,730 square feet) on the ground floor as well as rehabilitation to the office building to Class A (115 Erskine Street; approximately 57,000 rentable square feet) to restore the urban fabric of the area. It also entails the activation of an alleyway and redevelopment of the former Eliot Street. The parking structure will support rehabilitation of the nearby office building located at 100 Mack Avenue.

The parking deck is a critical part of restoring the office building occupancy at 115 Erskine Street and 100 Mack Avenue and is needed to support the proposed hotel construction at 3448 Woodward Avenue. Ground-floor retail is integral to activating the proposed alleyway and jumpstarting the efforts to create the SOMA District. The retail will



**Attachment A**  
Page 2 of 5

wrap around the lower level of the structure. New garden spaces incorporated into the alleyway and public amenities will feature plants that support native wildlife and help reduce stormwater runoff demand on public infrastructure. The proposed structure will also have energy efficient and LED lighting.

Woodward Mack 22, LLC intend to apply for a 10-year real property tax abatement under the provisions of PA 210 Commercial Rehabilitation tax abatement. The remaining sources of funds for the project are through Owner Equity and Permanent Financing. Hard-cost investment is estimated at \$19-20 million, with total project investment estimated at \$20-22 million.

### **Descriptive List of the Fixed Building Equipment/Renovations**

Renovations, new fixed building equipment and materials for the project include;

- Demolition of up to 120,000 square feet of parking lot/pavement, including curbs and gutter and landscape features.
- Parking structure precast, building concrete, and masonry work
- Rough carpentry and framing
- Doors/windows glass
- Drywall/Acoustical wire mesh partitions
- Finishes; drywall and steel studs/insulation, caulking, hard tile, flooring, painting, decorating
- Mechanical, plumbing, electrical and HVAC
- Fire protection systems
- Elevators/Special equipment for parking controls

### **Time Schedule**

Renovation activities are anticipated to commence in Spring 2019 with a completion goal of fall/winter 2020.

### **Statement of Economic Advantages**

The proposed development will create a sense of place, encourage increased spending and create new jobs in the heart of Midtown Detroit. The new mixed-use office, retail and restaurant space will bring new investors into Midtown, as well as providing much needed parking for the existing office buildings.

The granting of the tax abatement will not result in any fewer taxes to the City of Detroit in the short-term or long-term. All City of Detroit taxes are now current. Upon successful redevelopment, the development will generate increased property and income taxes. Furthermore, the District will retain and curate local talent, create new jobs, increase daytime density, and strengthen security.

On a short-term basis, approximately 100 temporary construction jobs will be created during demolition and new-construction activities. On a long-term basis, it is estimated that 20-30 FTE

jobs will be created from future retail tenancy and the office building at 115 Erskine, upon renovation, will support up to 200 professional jobs. Upon completion, there will be spin-off jobs associated with the facilities and maintenance of the property. Woodward Mack 22, LLC is experienced in employing Detroit residents on our projects and will utilize the D2D program and a Skilled Trades Task Force to ensure Detroit-based contractors and workers benefit from the redevelopment.

The increase in tenant based jobs within the building will increase City collected income tax at a 1.2% rate for non-residents and 2.4% rate for Detroiters. The current parking lot does not generate any jobs.

On a long-term basis, following expiration of the 10-year abatement the building will deliver a significant increase in tax revenue.

### Legal Descriptions

#### 81 Erskine

Parcel: 01004187.001

N ERSKINE – PT OF LOT 3, ALL OF LOTS 4-7 & 14-16, PT OF E-W VAC ALLEY ADJ TO SD LOTS, BLK 10 BRUSH'S SUB L.8 P.12 W C R; DESC AS: COMM FROM SW COR OF SD LOT 7 TH N 26 D 12M 01S W 300.08 FT; TH N 60D 17M E 161 FT; TH S 29D 39M 53S E 149.78 FT; TH N 60D 17M E 50 FT; TH S 29D 35M 53S E 149.74 FT; TH S 60d 17m W 229.13 FT TO POB- 1.341 ACRES SPLIT/COMBINED ON 02/09/2018 FROM 01000883-8, 01004187., 01004188.

#### 81 Erskine

Parcel: 01004187.007

N ERSKINE – N 104.04 FT OF VAC ALLEY LYING BTW VAC ELIOT ST (60 FT WD) & ERSKINE ST (60 FT WD) ADJ TO LOTS 12-14 & PT OF LOT 11, BLK 10 BRUSH'S SUB L.8 P.12 W C R - .064 ACRES SPLIT/COMBINED ON 02/09/2018 FROM 01000883-8, 01004187., 01004188.

#### 3500 Woodward Avenue:

Parcel: 01004187.006

VAC ELIOT ST (60 FT WD), LYING BTW WOODWARD AVE (120 FT WD) & JOHN R ST (60 FT WD) - .757 ACRES SPLIT/COMBINED ON 02/09/2018 FROM 01000833-8, 01004187., 01004188.

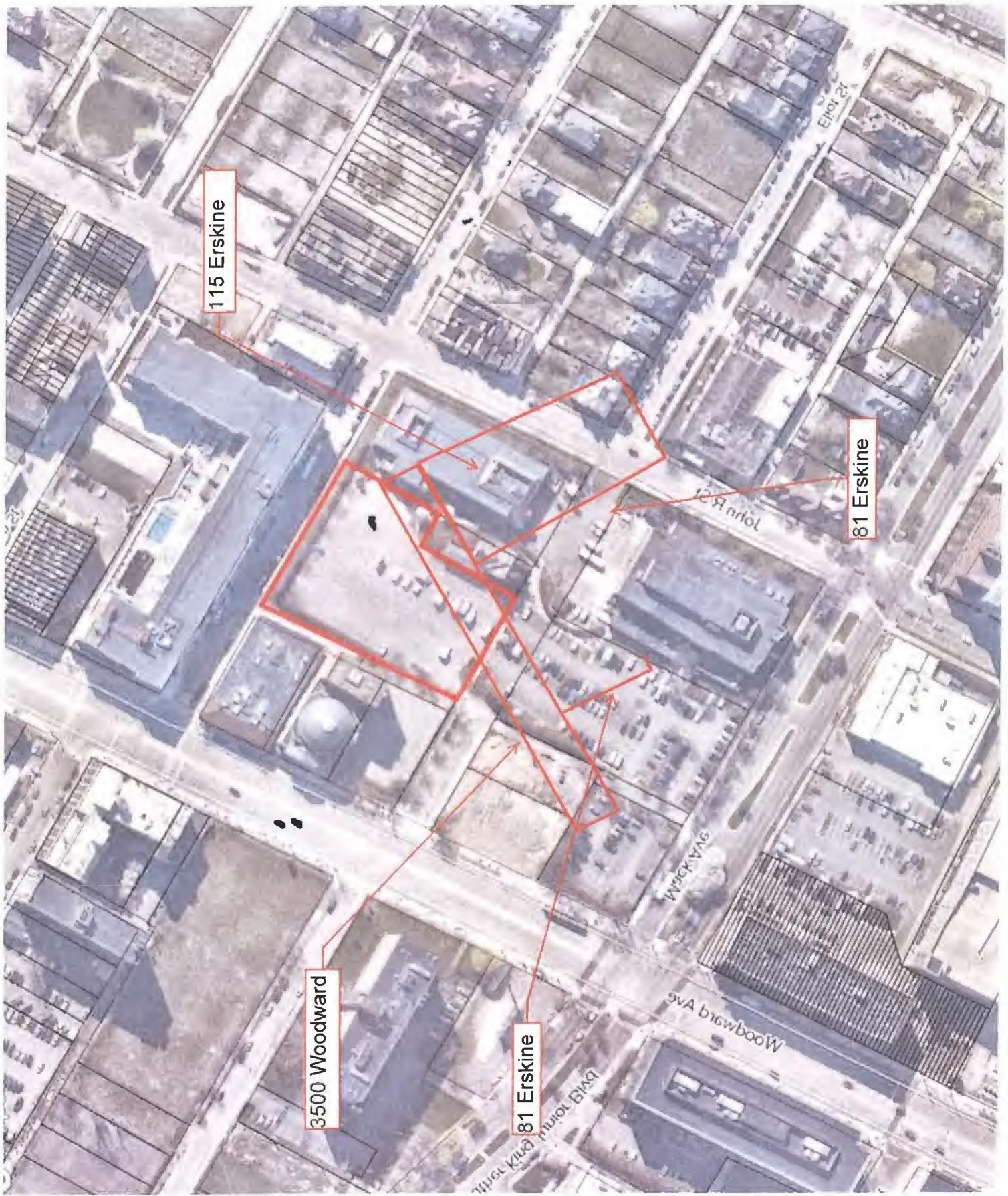
#### 115 Erskine Street:

N ERSKINE --- PT OF LOT 3, ALL OF LOTS 1-2 & 18-20, ALL OF VAC ALLEY ADJ TO SD LOTS, BLK 10 BRUSH'S SUB L.8 P.12 W C R; DESC AS: COMM FROM SE COR OF SD LOT

1 TH S 60D 17M W 141.87 FT; TH N 29D 39M 53S W 299.52 FT; TH N 60D 17M E 160 FT; TH S 26D 12M 01S E 300.08 FT TO POB --- 1.037 ACRES SPLIT/COMBINED ON 02/09/2018 FROM 01000883-8, 01004187., 01004188.

**Attachment B**

**Parcel Map**



**Attachment C**

**Paid Receipt of Current Taxes**

**3500 WOODWARD AVENUE DETROIT, MI 48201** (Property Address)

Parcel Number: 01004187.006

**Property Owner: WOODWARD MACK 22, LLC.****Summary Information**

&gt; Assessed Value: \$13,100 | Taxable Value: \$13,100

&gt; Property Tax information found

No Images Found

**Owner and Taxpayer Information**

Owner	WOODWARD MACK 22, LLC. 115 W. BROWN ST BIRMINGHAM, MI 48009	Taxpayer	SEE OWNER INFORMATION
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**Legal Description**

VAC ELIOT ST (60 FT WD), LYING BTW WOODWARD AVE (120 FT WD) & JOHN R ST (60 FT WD) --- .757 ACRES SPLIT/COMBINED ON 02/09/2018 FROM 01000883-8, 01004187., 01004188.;

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date  **Tax History**

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2018	Winter	\$124.21	\$124.21	12/19/2018	\$0.00

**General Information for 2018 Winter Taxes**

School District	82010	PRE/MBT	0.0000%
Taxable Value	\$13,100	S.E.V.	\$13,100
Property Class	202 - 202-COMMERCIAL VACANT	Assessed Value	\$13,100
Tax Bill Number	002013	Last Receipt Number	00021773
Last Payment Date	12/19/2018	Number of Payments	1
Base Tax	\$122.99	Base Paid	\$122.99
Admin Fees	\$1.22	Admin Fees Paid	\$1.22
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$124.21	Total Paid	\$124.21
Renaissance Zone	Not Available	Mortgage Code	Not Available

**Tax Bill Breakdown for 2018 Winter**

Taxing Authority	Millage Rate	Amount	Amount Paid
WAYNE COUNTY	0.989700	\$12.96	\$12.96
W C JAILS	0.938100	\$12.28	\$12.28
W C PARKS	0.245900	\$3.22	\$3.22
W C HCMA	0.212900	\$2.78	\$2.78
W C RESA	0.096500	\$1.26	\$1.26
	<b>9.391700</b>	<b>\$124.21</b>	<b>\$124.21</b>

2/6/2019

## Record Details | City of Detroit | BS&amp;A Online

Taxing Authority	Millage Rate	Amount	Amount Paid
W C RESA SP ED	3.367800	\$44.11	\$44.11
W C COMM COLLEGE	3.240800	\$42.45	\$42.45
W C ZOO	0.100000	\$1.31	\$1.31
W C DIA	0.200000	\$2.62	\$2.62
Admin Fees		\$1.22	\$1.22
Interest Fees		\$0.00	\$0.00
	<b>9.391700</b>	<b>\$124.21</b>	<b>\$124.21</b>

[click here for a printer friendly version of Winter 2018 Tax Information](#)

2018	Summer	\$1,008.60	\$1,008.60	08/24/2018	\$0.00
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*Installment Information for 2018 Summer*

	Amount
First Payment	\$504.30
Second Payment	\$504.30

*General Information for 2018 Summer Taxes*

School District	82010	PRE/MBT	0.0000%
Taxable Value	\$13,100	S.E.V.	\$13,100
Property Class	202 - 202-COMMERCIAL VACANT	Assessed Value	\$13,100
Tax Bill Number	002412	Last Receipt Number	00117753
Last Payment Date	08/24/2018	Number of Payments	1
Base Tax	\$998.62	Base Paid	\$998.62
Admin Fees	\$9.98	Admin Fees Paid	\$9.98
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$1,008.60	Total Paid	\$1,008.60
Renaissance Zone	Not Available	Mortgage Code	Not Available

*Tax Bill Breakdown for 2018 Summer*

Taxing Authority	Millage Rate	Amount	Amount Paid
STATE EDUCATION	6.000000	\$78.60	\$78.60
GENERAL CITY	19.952000	\$261.37	\$261.37
DEBT SERVICE	7.000000	\$91.70	\$91.70
LIBRARY	4.630700	\$60.66	\$60.66
SCHOOL DEBT	13.000000	\$170.30	\$170.30
SCHOOL OPERATING	18.000000	\$235.80	\$235.80
W COUNTY TAX	5.648300	\$73.99	\$73.99
WC RESA ENH	2.000000	\$26.20	\$26.20
Admin Fees		\$9.98	\$9.98
Interest Fees		\$0.00	\$0.00
	<b>76.231000</b>	<b>\$1,008.60</b>	<b>\$1,008.60</b>

[click here for a printer friendly version of Summer 2018 Tax Information](#)

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**81 ERSKINE** DETROIT, MI 48201 (Property Address)

Parcel Number: 01004187.001

**Property Owner:** WOODWARD MACK 22, LLC.**Summary Information**

&gt; Assessed Value: \$158,100 | Taxable Value: \$158,100

&gt; Property Tax information found

No Images Found

**Owner and Taxpayer Information****Owner**WOODWARD MACK 22, LLC  
115 W BROWN ST  
BIRMINGHAM, MI 48009**Taxpayer**

SEE OWNER INFORMATION

**Legal Description**

N ERSKINE --- PT OF LOT 3, ALL OF LOTS 4-7 & 14-16, PT OF E-W VAC ALLEY ADJ TO SD LOTS, BLK 10 BRUSH'S SUB L 8 P 12 W C R; DESC AS: COMM FROM SW COR OF SD LOT 7 TH N 26D 12M 01S W 300.08 FT; TH N 60D 17M E 161 FT; TH S 29D 39M 53S E 149.78 FT; TH N 60D 17M E 50 FT; TH S 29D 35M 53S E 149.74 FT; TH S 60D 17M W 229.13 FT TO POB --- 1.341 ACRES SPLIT/COMBINED ON 02/09/2018 FROM 01000883-8, 01004187, 01004188;

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property

Enter a Payment Date: 2/6/2019

| Recalculate |

**Tax History**

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2018	Winter	\$1,499.63	\$1,499.63	12/19/2018	\$0.00

**General Information for 2018 Winter Taxes**

<b>School District</b>	82010	<b>PRE/MBT</b>	0.0000%
<b>Taxable Value</b>	\$158,100	<b>S.E.V.</b>	\$158,100
<b>Property Class</b>	202 - 202-COMMERCIAL VACANT	<b>Assessed Value</b>	\$158,100

<b>Tax Bill Number</b>	002008	<b>Last Receipt Number</b>	00021768
<b>Last Payment Date</b>	12/19/2018	<b>Number of Payments</b>	1
<b>Base Tax</b>	\$1,484.79	<b>Base Paid</b>	\$1,484.79
<b>Admin Fees</b>	\$14.84	<b>Admin Fees Paid</b>	\$14.84
<b>Interest Fees</b>	\$0.00	<b>Interest Fees Paid</b>	\$0.00
<b>Total Tax &amp; Fees</b>	\$1,499.63	<b>Total Paid</b>	\$1,499.63

<b>Renaissance Zone</b>	Not Available	<b>Mortgage Code</b>	Not Available
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**Tax Bill Breakdown for 2018 Winter**

Taxing Authority	Millage Rate	Amount	Amount Paid
WAYNE COUNTY	0.989700	\$156.47	\$156.47
W C JAILS	0.938100	\$148.31	\$148.31
W C PARKS	0.245900	\$38.87	\$38.87
W C HCMA	0.212900	\$33.65	\$33.65

9.391700      \$1,499.63      \$1,499.63

Taxing Authority	Millage Rate	Amount	Amount Paid
W C RESA	0.096500	\$15.25	\$15.25
W C RESA SP ED	3.367800	\$532.44	\$532.44
W C COMM COLLEGE	3.240800	\$512.37	\$512.37
W C ZOO	0.100000	\$15.81	\$15.81
W C DIA	0.200000	\$31.62	\$31.62
Admin Fees		\$14.84	\$14.84
Interest Fees		\$0.00	\$0.00
	<b>9.391700</b>	<b>\$1,499.63</b>	<b>\$1,499.63</b>

[Click here for a printer friendly version of Winter 2018 Tax Information](#)

2018	Summer	\$12,172.63	\$12,172.63	08/24/2018	\$0.00
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**Installment Information for 2018 Summer**

	Amount
First Payment	\$6,086.32
Second Payment	\$6,086.31

**General Information for 2018 Summer Taxes**

School District	82010	PRE/MBT	0.0000%
Taxable Value	\$158,100	S.E.V.	\$158,100
Property Class	202 - 202-COMMERCIAL VACANT	Assessed Value	\$158,100
Tax Bill Number	002407	Last Receipt Number	00117748
Last Payment Date	08/24/2018	Number of Payments	1
Base Tax	\$12,052.11	Base Paid	\$12,052.11
Admin Fees	\$120.52	Admin Fees Paid	\$120.52
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$12,172.63	Total Paid	\$12,172.63
Renaissance Zone	Not Available	Mortgage Code	Not Available

**Tax Bill Breakdown for 2018 Summer**

Taxing Authority	Millage Rate	Amount	Amount Paid
STATE EDUCATION	6.000000	\$948.60	\$948.60
GENERAL CITY	19.952000	\$3,154.41	\$3,154.41
DEBT SERVICE	7.000000	\$1,106.70	\$1,106.70
LIBRARY	4.630700	\$732.11	\$732.11
SCHOOL DEBT	13.000000	\$2,055.30	\$2,055.30
SCHOOL OPERATING	18.000000	\$2,845.80	\$2,845.80
W COUNTY TAX	5.648300	\$892.99	\$892.99
WC RESA ENH	2.000000	\$316.20	\$316.20
Admin Fees		\$120.52	\$120.52
Interest Fees		\$0.00	\$0.00
	<b>76.231000</b>	<b>\$12,172.63</b>	<b>\$12,172.63</b>

[Click here for a printer friendly version of Summer 2018 Tax Information](#)

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81 ERSKINE DETROIT, MI 48201 (Property Address)

Parcel Number: 01004187.007

**Property Owner:** WOODWARD MACK 22, LLC.**Summary Information**

&gt; Assessed Value: \$7,500 | Taxable Value: \$7,500

&gt; Property Tax information found

No Images Found

## Owner and Taxpayer Information

**Owner**WOODWARD MACK 22, LLC  
115 W. BROWN ST  
BIRMINGHAM, MI 48009**Taxpayer**

SEE OWNER INFORMATION

## Legal Description

N ERSKINE --- N 104.04 FT OF VAC ALLEY LYING BTW VAC ELIOT ST (60 FT WD) &amp; ERSKINE ST (60 FT WD) ADJ TO LOTS 12-14 &amp; PT OF LOT 11, BLK 10 BRUSH'S SUB L 8 P 12 W C R --- .064 ACRES SPLIT/COMBINED ON 02/09/2018 FROM 01000883-8, 01004187, 01004188.,

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property

Enter a Payment Date | 2/6/2019 | Recalculate |

## Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2018	Winter	\$71.10	\$71.10	12/19/2018	\$0.00

**General Information for 2018 Winter Taxes**

<b>School District</b>	B2010	<b>PRE/MBT</b>	0.0000%
<b>Taxable Value</b>	\$7,500	<b>S.E.V.</b>	\$7,500
<b>Property Class</b>	202 - 202-COMMERCIAL VACANT	<b>Assessed Value</b>	\$7,500
<b>Tax Bill Number</b>	002014	<b>Last Receipt Number</b>	00021774
<b>Last Payment Date</b>	12/19/2018	<b>Number of Payments</b>	1
<b>Base Tax</b>	\$70.40	<b>Base Paid</b>	\$70.40
<b>Admin Fees</b>	\$0.70	<b>Admin Fees Paid</b>	\$0.70
<b>Interest Fees</b>	\$0.00	<b>Interest Fees Paid</b>	\$0.00
<b>Total Tax &amp; Fees</b>	\$71.10	<b>Total Paid</b>	\$71.10
<b>Renaissance Zone</b>	Not Available	<b>Mortgage Code</b>	Not Available

**Tax Bill Breakdown for 2018 Winter**

Taxing Authority	Millage Rate	Amount	Amount Paid
WAYNE COUNTY	0.989700	\$7.42	\$7.42
W C JAILS	0.938100	\$7.03	\$7.03
W C PARKS	0.245900	\$1.84	\$1.84
W C HCMA	0.212900	\$1.59	\$1.59
W C RESA	0.096500	\$0.72	\$0.72
	<b>9.391700</b>	<b>\$71.10</b>	<b>\$71.10</b>

Taxing Authority	Millage Rate	Amount	Amount Paid
W C RESA SP ED	3.367800	\$25.25	\$25.25
W C COMM COLLEGE	3.240800	\$24.30	\$24.30
W C ZOO	0.100000	\$0.75	\$0.75
W C DIA	0.200000	\$1.50	\$1.50
Admin Fees		\$0.70	\$0.70
Interest Fees		\$0.00	\$0.00
	9.391700	\$71.10	\$71.10

[Click here for a printer friendly version of Winter 2018 Tax Information](#)

2018	Summer	\$577.44	\$577.44	08/24/2018	\$0.00
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*Installment Information for 2018 Summer*

	Amount
First Payment	\$288.72
Second Payment	\$288.72

*General Information for 2018 Summer Taxes*

School District	82010	PRE/MBT	0.0000%
Taxable Value	\$7,500	S.E.V.	\$7,500
Property Class	202 - 202-COMMERCIAL VACANT	Assessed Value	\$7,500
Tax Bill Number	002413	Last Receipt Number	00117754
Last Payment Date	08/24/2018	Number of Payments	1
Base Tax	\$571.73	Base Paid	\$571.73
Admin Fees	\$5.71	Admin Fees Paid	\$5.71
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$577.44	Total Paid	\$577.44
Renaissance Zone	Not Available	Mortgage Code	Not Available

*Tax Bill Breakdown for 2018 Summer*

Taxing Authority	Millage Rate	Amount	Amount Paid
STATE EDUCATION	6.000000	\$45.00	\$45.00
GENERAL CITY	19.952000	\$149.64	\$149.64
DEBT SERVICE	7.000000	\$52.50	\$52.50
LIBRARY	4.630700	\$34.73	\$34.73
SCHOOL DEBT	13.000000	\$97.50	\$97.50
SCHOOL OPERATING	18.000000	\$135.00	\$135.00
W COUNTY TAX	5.648300	\$42.36	\$42.36
WC RESA ENH	2.000000	\$15.00	\$15.00
Admin Fees		\$5.71	\$5.71
Interest Fees		\$0.00	\$0.00
	76.231000	\$577.44	\$577.44

[Click here for a printer friendly version of Summer 2018 Tax Information](#)

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**Attachment D**

**Incentive Information Chart**

**City of Detroit**  
 CITY COUNCIL  
 COUNCIL PRESIDENT BRENDA JONES

**INCENTIVE INFORMATION CHART:**

Project Type	Incentive Type	Investment Amount	District
Mixed-Use – Retail/Parking	Commercial Rehabilitation Tax Abatement / Brownfield Plan	\$18-20mm hard cost / \$20- 22 million total	Midtown

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
0	0	90	10	20-30 FTE Retail and 200 FTE Office	0	0	0

1. What is the plan for hiring Detroiters?

The development team will present at a D2D session following determination of the bid needs and procedures to obtain Detroit-based contractors for this project. The development team plans to also present at a Skilled Trades Task Force, to assist in connecting with additional Detroiters for the project.

2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.

In the short-term, approximately 100 construction jobs are anticipated to be created. The proposed redevelopment will create space for up to 20-30 jobs associated with retail. Upon rehabilitation, 115 Erskine will create space for approximately 200 office jobs.

The Construction jobs will consist of;

- Demolition - Laborers
- Civil Engineers
- Architectural/Interior Buildouts – Laborers, Carpenters, Cement Masons, Bricklayers, Glaziers, Iron Workers, Roofers, Painters
- Elevators – Elevator Constructors
- Fire Protection – Pipe Fitters
- Mechanical – Pipe Fitters, Sheet Metal Workers
- Plumbing - Plumbers
- Electrical – Electricians

3. Will this development cause any relocation that will create new Detroit residents?

This development is not anticipated to cause any relocation as the property is not occupied by any tenants.

4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?

The Developer intends to utilize D2D sessions to ensure Detroit-based contractors and workers benefit from

the project. Support letters have also been received by neighborhood organizations including Midtown Inc., and Brush Park.

5. When is construction slated to begin?

April/May 2019

6. What is the expected completion date of construction?

December 2020

\*Please contact Linda Wesley at (313) 628-2993 or [wesleyl@detroitmi.gov](mailto:wesleyl@detroitmi.gov) to schedule a date to attend the Skilled Trades Task Force.

Coleman A. Young Municipal Center • 2 Woodward Avenue • Suite 1340 • Detroit, Michigan 48226  
(313) 224-1245      Fax (313) 224-4095



**Attachment E**

**Support Letters**



January 31, 2018

Mr. Adam Nyman  
Woodward Mack 22 LLC  
Professional Property Management Inc  
115 West Brown  
Birmingham, MI 48009

**Re: Brush Park CDC Letter of Support for SoMA Brush Park Mixed Use Project**

Dear Mr. Nyman:

On behalf of Woodward & Erskine LLC, we enthusiastically support the proposed SOMA development that is planned for the southeast corner of Woodward and Mack Avenue, immediately north of our development, the Scott at Brush Park.

We understand that the first phase of the project consists of a 550+ car parking deck and that a future phase will include a vertical expansion for construction of residential units above. The proposed design of the deck presents a thoughtful response to the neighborhood's form-based code, providing an activated alley with retail shops and pedestrian circulation access, restored Eliot Street connecting Woodward with John R, and providing new landscaping and recreation space between existing office, historic home and the proposed parking deck.

We believe that this development will continue to generate further investment in the Midtown area. We look forward to being neighbors across Erskine Street.

Sincerely,

BRODER & SACHSE REAL ESTATE, Inc., Agent for  
WOODWARD & ERSKINE, LLC

  
Richard Broder  
CEO

Cc: City of Detroit Planning & Development



January 10, 2018

Scott Gustafson  
Newmann Smith Architecture  
400 Galleria, Suite 555  
Southfield, MI 48034

***RE: Support of SOMA Development***

Dear Mr. Gustafson:

On behalf of Midtown Detroit, Inc. (MDI), I would like to express our support for phase one of the proposed SOMA Development, located at 3150 Woodward Avenue in the Brush Park neighborhood. This development will provide a number of benefits, while enhancing the overall character of the neighborhood.

Phase one of the project will be the development of a mixed-use parking structure located on Erskine. This structure will provide six levels of parking, and ground level retail spaces. Future phases will call for the construction of residential units above this parking structure. The overall plan calls for over 400,000 square feet of mixed-use development that will bring new office/retail space, hundreds of new residential units, and plenty of parking.

This overall development will increase density and significantly add to the number of residential units within the Midtown district. The addition of new commercial spaces will provide more economic opportunity for new and growing businesses. The construction of contiguous urban wall space will increase walkability of the area and add to the urban character of the neighborhood.

The SOMA development aims to transform an important corner along a busy corridor, and MDI offers its full support. If you have any questions, please feel free to contact me at our MDI office.

Best regards,

A handwritten signature in black ink that reads "Susan T. Mosey".

Susan T. Mosey  
Executive Director

## **Attachment F**

### **Resolution for CRD District Establishment**



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

#77

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE SUITE 800  
DETROIT, MICHIGAN 48226  
(313) 224-1339 • TTY: 711  
(313) 224-1310  
[WWW.DETROITMI.GOV](http://WWW.DETROITMI.GOV)

SYR

18

June 8, 2016

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, MI 48226

**RE: Resolution Approving a Commercial Rehabilitation District, in the Area generally bounded by Woodward Avenue, Mack Avenue, St. Aubin, Gratiot Avenue, and the Chrysler Fisher Freeway, Detroit, Michigan, in Accordance with Public Act 210 of 2005 for the Planning & Development and Housing & Revitalization Departments (Petition #1074)**

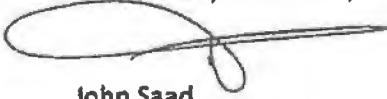
Honorable City Council:

On June 9, 2016, a public hearing in connection with establishing a Commercial Rehabilitation District was held before your Honorable Body's Planning and Economic Development Committee. No impediments to the establishment of the District were presented at the public hearing.

Please find attached, a resolution and legal description, which will establish a Commercial Rehabilitation District in the area bounded area generally bounded by Woodward Avenue, Mack Avenue, St. Aubin, Gratiot Avenue, and the Chrysler Fisher Freeway, Detroit, Michigan in accordance with Public Act 210 of 2005 ("the Act"). Such establishment will materially assist in the development of the site in accordance with the plans of the proprietor of the property.

We request your Honorable Body's approval of the resolution.

Respectfully submitted,

  
John Saad  
Manager -Development Division

AS/db

cc: A. Sabree, Mayor's Office  
M. Cox, PDD  
A. Jemison, HRD  
D. Bolton, PDD

Received ① table 10/10 (Planning & Economic Development)



BY COUNCIL MEMBER

Leland

WHEREAS, pursuant to Public Act No. 210 of Public Acts of 2005 ("Act 210"), this City Council has the authority to establish "Commercial Rehabilitation Districts" within the boundaries of the City of Detroit; and

WHEREAS, the Planning & Development and Housing & Revitalization Departments have requested that this City Council establish a Commercial Rehabilitation District in the area generally bounded by Woodward Avenue, Mack Avenue, St. Aubin, Gratiot Avenue, and the Chrysler Fisher Freeway, Detroit, Michigan, the area being more particularly described in the map and legal description attached hereto; and

WHEREAS, the aforesaid property is in a duly designated business area, and is contiguous commercial property or commercial housing property; and

WHEREAS, Act 210 requires that, prior to establishing a Commercial Rehabilitation District, the City Council shall provide an opportunity for a hearing on the establishment of the District, at which a representative of any jurisdiction levying *ad valorem* taxes, or any owner of real property within the proposed District, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter; and

WHEREAS, a public hearing was conducted before City Council on June 9, 2016 for the purpose of considering the establishment of the proposed Commercial Rehabilitation District described in the map and legal description attached hereto; and

WHEREAS, no impediments to the establishment of the proposed District were presented at the public hearing.

**NOW THEREFORE BE IT**

**RESOLVED**, that the Commercial Rehabilitation District, more particularly described in the map and legal description attached hereto, is hereby approved and established by this City Council in accordance with Public Act 210 of 2005.

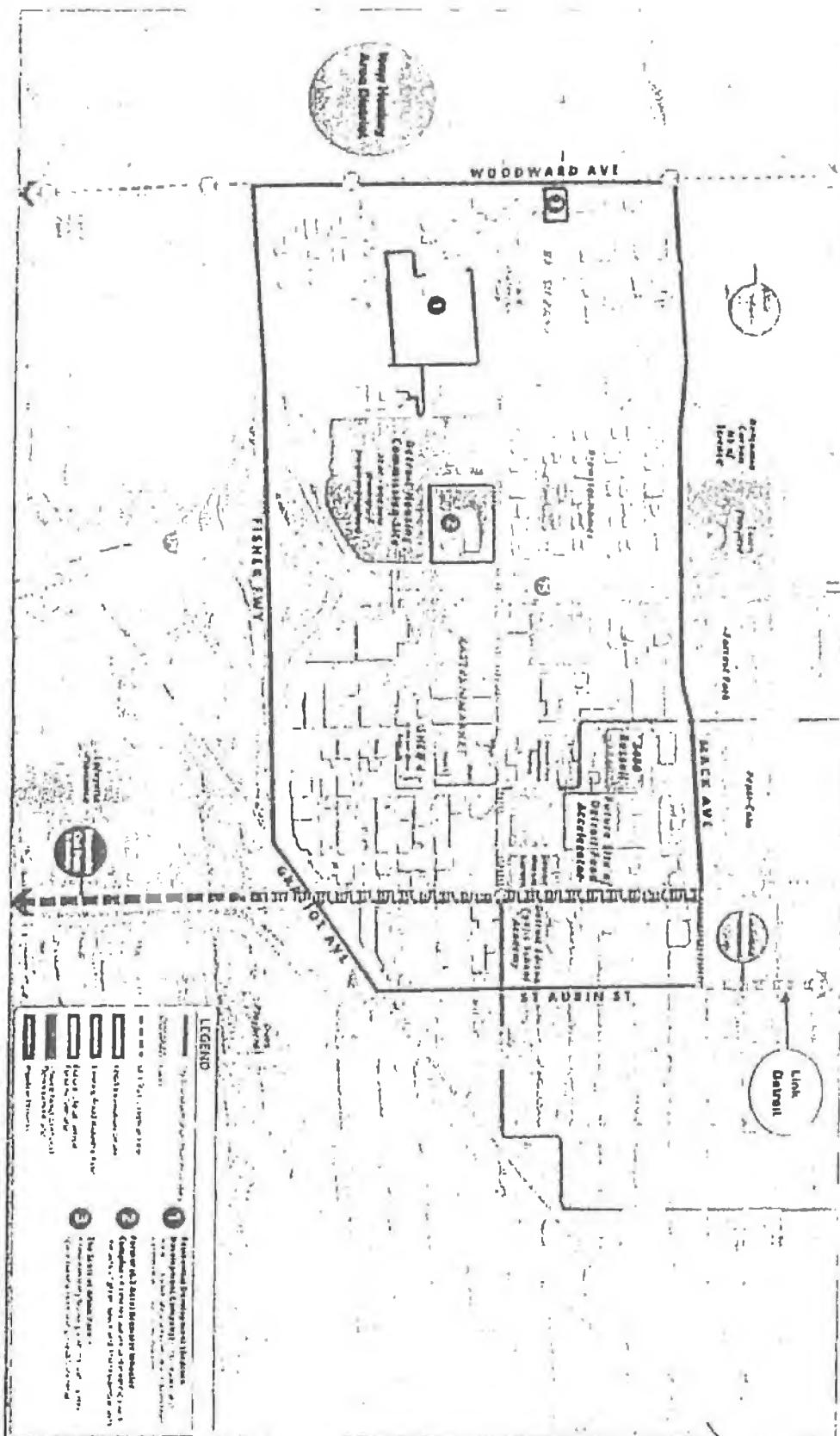
**EXHIBIT "A"**

Land situated in the City of Detroit, Wayne County, Michigan, as described in the attached map.



DETROIT CHOICE NEIGHBORHOODS | TRANSFORMATION PLANNING AREA  
DECEMBER 3, 2015

## TRANSFORMATION PLANNING AREA DECEMBER 3, 2015



**ADOPTED AS FOLLOWS  
COUNCIL MEMBERS**

		YEAS	NAYS
Janee	AYERS	✓	
Scott	BENSON	✓	
Raquel	CASTANEDA-LOPEZ	✓	
*George	CUSHINGBERRY, JR.	✓	
Gabe	LELAND	✓	
Mary	SHEFFIELD	✓	
Andre	SPIVEY	✓	
James	TATE	✓	
Branda	PRESIDENT JONES		
PRESIDENT PRO TEM			
		8	0

## **Attachment C**

### **Parcel Map**



**Attachment D**

**Legal Description**

64

Legal Description

81 Erskine

Parcel: 01004187.001

N ERSKINE – PT OF LOT 3, ALL OF LOTS 4-7 & 14-16, PT OF E-W VAC ALLEY ADJ TO SD LOTS, BLK 10 BRUSH'S SUB L.8 P.12 W C R; DESC AS: COMM FROM SW COR OF SD LOT 7 TH N 26 D 12M 01S W 300.08 FT; TH N 60D 17M E 161 FT; TH S 29D 39M 53S E 149.78 FT; TH N 60D 17M E 50 FT; TH S 29D 35M 53S E 149.74 FT; TH S 60d 17m W 229.13 FT TO POB- 1.341 ACRES SPLIT/COMBINED ON 02/09/2018 FROM 01000883-8, 01004187., 01004188.



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE SUITE 808  
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(313) 224-1339 • TTY:711  
(313) 224-1310  
[WWW.DETROITMI.GOV](http://WWW.DETROITMI.GOV)

65

July 12, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Property Sale  
8539 W. Grand River, Detroit, MI 48204**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Cadillac FTC LLC, a Michigan Limited Liability Company, to purchase certain City-owned real property at 8539 W. Grand River, Detroit, MI (the “Property”) for the purchase price of Ten Thousand and 00/100 Dollars (\$10,000.00).

The Property is located on W. Grand River between Heritage and Quincy, consisting of vacant land totaling approximately 17,500 square feet and zoned B4 (General Business District). The principal member of Cadillac FTC is Mr. Timothy Tharp. Mr. Tharp is the owner of the Grand Trunk Pub, Checker Bar and other establishments within the City. Together with adjacent properties that they own in the area, Cadillac FTC proposes to develop event space, restaurants and other commercial activity along this corridor. Cadillac FTC’s proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property to Cadillac FTC LLC.

Respectfully submitted,

Maurice D. Cox  
Director

cc:  
Stephanie Washington, Mayor's Office

## **RESOLUTION**

**BY COUNCIL MEMBER** \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real property at 8539 W. Grand River, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Cadillac FTC LLC, a Michigan Limited Liability Company, for the purchase price of Ten Thousand and 00/100 Dollars (\$10,000.00); and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his or her designee, is authorized to execute a quit claim deed and other documents necessary or convenient for the consummation of the transaction pursuant to and in accordance with the Purchase Agreement; and be it further

**RESOLVED**, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

**RESOLVED**, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

**EXHIBIT A**

**LEGAL DESCRIPTION**

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

S GRAND RIVER LOTS 38 THRU 31 JOHN TIREMANS SUB L32 P10 PLATS,  
W C R 16/168 158.30 IRREG

a/k/a 8539 W. GRAND RIVER  
WARD 16 ITEM 004863

Description Correct  
Engineer of Surveys

By: \_\_\_\_\_

Basil Sarim, P.S.  
Professional Surveyor  
City of Detroit/DPW, CED



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

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(313) 224-1310  
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66

July 3, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Property Sale  
16431 W. Seven Mile Detroit, MI 48235**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Rodrick Hagood (the “Purchaser”), to purchase certain City-owned real property at 16431 W. Seven Mile, Detroit, MI (the “Property”) for the purchase price of Nineteen Thousand and 00/100 Dollars (\$19,000.00).

The Property consists of a 2600 square feet commercial structure in need of repair. It is situated on a total area of land measuring approximately 7086 square feet and zoned B4 (General Commercial District). The Purchaser owns Hagood Construction Company and proposes to rehabilitate the property for use as office space. Any proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We, therefore, request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Rodrick Hagood.

Respectfully submitted,

Maurice D. Cox  
Director

CITY OF DETROIT 2019 JULY 3 10:18 AM

cc: Stephanie Washington, Mayor's Office

## RESOLUTION

**BY COUNCIL MEMBER:** \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real property at 16431 W. Seven Mile, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Rodrick Hagoood (the "Purchaser"), for the purchase price of Nineteen Thousand and 00/100 Dollars (\$19,000.00); and be it further

**RESOLVED**, that the Director of the Planning and Development Department ("P&DD), or his authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

**RESOLVED**, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2500.00) shall be paid to the DBA from the sale proceeds, 2) Nine Hundred Fifty and 00/100 Dollars (\$950.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

**RESOLVED**, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

**RESOLVED**, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTION

S SEVEN MILE W E 61 FT OF W 93.02 FT FRT BG E 60.41 FT OF W 93 FT REAR ON N 117 FT  
LYG S OF & ADJ 7 MILE RD AS WD & E OF FERGUSON AVE SEC 12 T 1 S R 12 E 22/- 61  
IRREG

Street Address(es): 16431 W 7 Mile Rd

Property Tax Parcel number(s): 22016266.



67

July 9, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Amendment and Extension of Development Agreement  
Petit Bateau, LLC  
Development: generally bound by Kirby Avenue, St. Antoine St., Frederick Ave.  
and Beaubien St.**

Honorable City Council:

The above captioned property is located within the Art Center Rehabilitation Project Area. On November 9, 2016, your Honorable Body authorized an amendment to the Development Agreement with Petit Bateau, LLC. The amendment allowed for the proposed development of approximately twenty (20) townhouse units and two (2) multi-family buildings containing approximately fifty-one (51) units, with optional retail space and parking. The completion of the construction was extended to December 31, 2018.

The principal of Petit Bateau LLC is Mr. Julio Bateau. He has worked to finalize and complete the construction of the nearby Nailah Commons multi-family residential development located north of Kirby Avenue. Petit Bateau, however, has been unable to complete this development as proposed due to market and financial constraints. They are currently working with the Detroit Economic Growth Corporation (DEGC) to finalize a Brownfield plan for submission and a Tax Incremental Financing (TIF) work plan, inclusive of environmental components such as solar power and variable refrigerant/heating systems. In addition, they have acquired an option to purchase adjacent property at 511 Frederick Ave. to be included in the development.

The project area is zoned SD1 (Special Development District – Small Scale, Mixed Use). Final site and landscape plans are subject to review by the Planning and Development Department (P&DD), other City Departments where applicable) and approval by the Building, Safety, Engineering and Environmental Department (BSEED) prior to submission for building permits.

Accordingly, Petit Bateau LLC is now requesting to extend the completion period for the development until December 31, 2021. The Planning and Development Department has reviewed the request of Petit Bateau LLC and determined it to be reasonable and consistent with the terms and conditions set forth in the Development Agreement.



---

Honorable City Council  
July 9, 2019  
Page 2

We, therefore, request that your Honorable Body adopt the attached resolution authorizing a modification to the Development Agreement and an extension of the completion period of the development.

Respectfully submitted,

Maurice Cox  
Director

MC: ajm

cc: Stephanie Washington, Mayor's Office

By Council Member \_\_\_\_\_

RESOLVED, That in accordance with the foregoing communication, the agreement to purchase and develop property described on the tax rolls as:

(See Attached Exhibit A)

Be modified and amended to reflect that the completion of construction be extended to December 31, 2021;

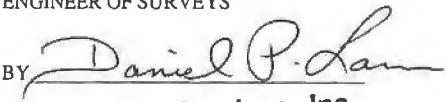
And be it further,

RESOLVED, That the amendment to the agreement to purchase and develop be considered confirmed when signed and executed by the Planning & Development Department's Director, or his authorized designee, and approved by the Corporation Counsel as to form.

**Exhibit A**

Land in the City of Detroit, County of Wayne and State of Michigan being the West 38 feet of the East 218 feet of the South 145.09 feet of Lot 195, the West 45 feet of the East 135 feet of the South 145.09 feet of Lot 195, and the East 90 feet of the South 145.09 feet of Lot 195, all lying North of and adjacent to Frederick Avenue 60 feet wide; "Plat of a part of the Beaubien Farm in the City of Detroit as surveyed into town lots for the proprietors by John Mullett, Surveyor," July, 1831, Rec'd L. 6, P. 475-478, City Records. Also, Lot 10 and the West 16 feet of Lot 9, Block 36; "Ferry & Lyster's Sub. of Blocks 32, 34, 35, 36, 37 and 38, Antoine Beaubien Farm," between Ferry Ave. and Theodore St., City of Detroit, Wayne County, Michigan. (As recorded in Liber 12 of Plats, Page 42, Wayne County Records.)

DESCRIPTION CORRECT  
ENGINEER OF SURVEYS

BY   
METCO Services, Inc.

A/K/A 503, 525, 541 & 555 Frederick  
Ward 03 Items 1481, 1483, 1484-6 & 1487-8

PER ASSESSORS   
9/15/2006



68

June 7, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Amendment of Legal Description and Extension of Development Agreement  
Development: West Portion of 5622 Kopernick (a/k/a 5408 Kopernick )**

Honorable City Council:

On January 12, 2011, the Municipal Parking Department declared a portion of the parking lot behind 4835 through 5517 Michigan Avenue (the West portion of 5622 Kopernick - a/k/a 5408 Kopernick), surplus to their needs and your Honorable Body authorized the transfer of jurisdiction to the Planning and Development Department. Subsequently, on March 8, 2011, your Honorable Body authorized the execution of a deed to the property to Mr. Noberto Garita, together with the execution of a Development Agreement. Mr. Garita proposed to pave the property for it to be used as a surface parking lot by customers and employees of his existing business, El Barzon Restaurant, located at 3710 Junction.

The sale to Mr. Garita was transacted and he has almost finalized construction. It has been determined, however, that the legal description issued was in error and requires revision. Although he has not done so, based on the footprint outlined in the original legal description, the reconstruction of the parking lot would negatively impact the adjoining public parking area by shutting off vehicular turn-around access along the western perimeter. Also, public access to the surrounding concrete walkway is eliminated by the original legal description.

To correct this situation, the Municipal Parking Department has agreed, via a transfer of jurisdiction to the Planning and Development Department (P&DD), to transfer two (2) sections of land to Mr. Garita; approximately 1875 square feet of land located immediately east of his current parking area (Area A), and an additional 647 square feet along the southwest boundary (Area D). In exchange, upon the revision of the legal description, P&DD would reacquire approximately 1376 square feet of land, located at the southeast portion of the El Barzon parking lot (Area B). This reconfiguration will open up the vehicular turn-around access within the public parking area adjacent to the El Barzon parking lot.



Detroit City Council

RE: Amendment of Legal Description and Extension of Development Agreement

June 7, 2019

Page 2

Additionally, the concrete walkway surrounding the El Barzon parking lot (Area E) would be reacquired, re-establishing safe public access to the neighboring businesses. These changes result in an adjustment of the overall size of the El Barzon parking area from 19,776 to 19,139 square feet (Area C). Further, Mr. Garita has committed to allow the community access to the El Barzon parking lot during non-peak business hours, generally Monday thru Friday 9:00 am - 5:00 pm, Saturday 9:00 am – 3:00 pm and Sunday 9:00 am – 2:00 pm.

We, therefore, request that your Honorable Body adopt the attached resolution authorizing the exchange of the jurisdiction of land between the Planning and Development Department and the Municipal Parking Department. Further, we request that your Honorable Body authorize the Director of the Planning and Development Department, or his authorized designee, to execute an amendment to the Development Agreement or such other documents as may be necessary, to reflect the revision of the legal description for the sale of 5622 Kopernick (a/k/a 5408 Kopernick), to capture in writing the commitments of Mr. Garita, to address the issues as outlined and to extend the completion of the development to September 30, 2019.

Respectfully submitted,

Maurice Cok  
Director

Planning and Development Department

MC:AJM

Attachments

cc: Stephanie Washington, Mayor's Office  
Donald Rencher, HRD

**By Council Member** \_\_\_\_\_

**WHEREAS**, on January 12, 2011, the Municipal Parking Department declared the parking lot behind 4835 through 5517 Michigan avenue (the West portion of 5622 Kopernick - a/k/a 5408 Kopernick) surplus to their needs and your Honorable Body authorized the transfer of jurisdiction to the Planning and Development Department; and

**WHEREAS**, on March 8, 2011, your Honorable Body authorized the execution of a deed to the property to Mr. Garita, together with the execution of a Development Agreement. Mr. Garita proposed to reconstruct and pave the property for it to be used as a surface parking lot by customers and employees of his existing business, El Barzon Restaurant, located at 3710 Junction; and

**WHEREAS**, the sale to Mr. Garita was transacted and he has finalized construction. It has been determined, however, that the legal description issued was in error and requires revision. Based on the footprint outlined in the original legal description, the reconstruction of the parking lot would negatively impact the adjoining public parking area by shutting off vehicular turn-around access. Also, public access to the surrounding concrete walkway is eliminated; and

**WHEREAS**, to correct this situation, the Municipal Parking Department has agreed, via a transfer of jurisdiction to the Planning and Development Department (P&DD), to transfer two (2) sections of land to Mr. Garita; located immediately east of his current parking area and another section along the southwest boundary. In exchange, P&DD would reacquire land located at the southeast portion of the El Barzon parking lot, opening up vehicular turn around access within the public parking area. Additionally, the concrete walkway surrounding the El Barzon parking lot would also be reacquired, allowing safe pedestrian access via the walkway to neighboring businesses; and

**WHEREAS**, the Finance Director has agreed to the aforementioned transfers of jurisdiction and declaration of the properties to be transferred to the Planning and Development Department as surplus, subject to your Honorable Body's approval;

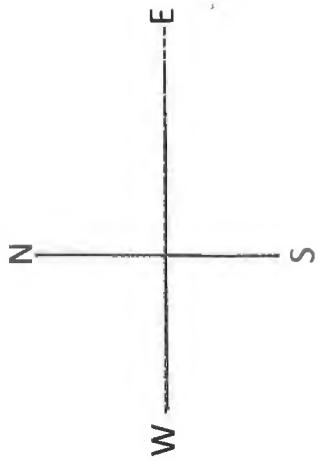
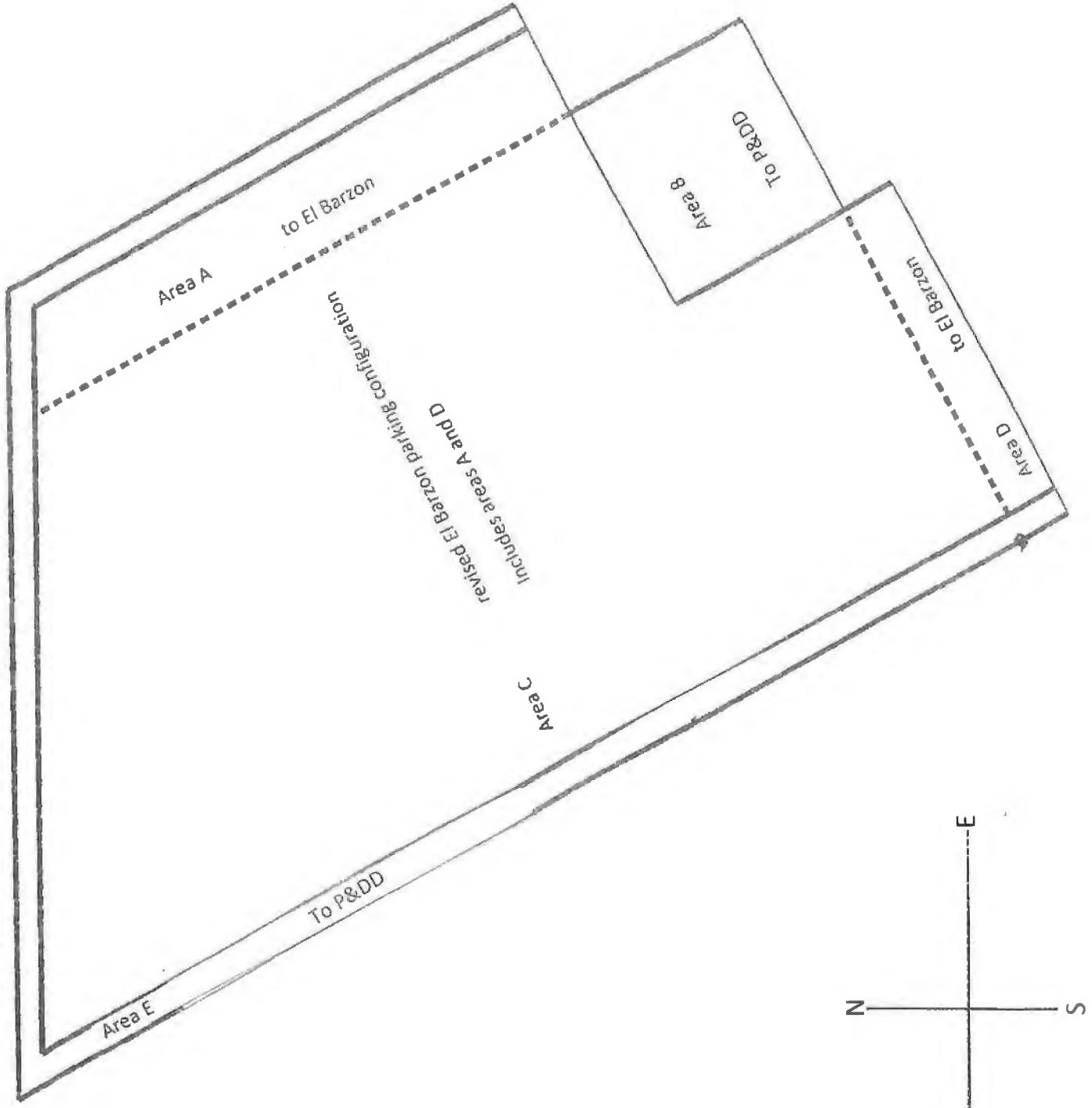
**NOW, THEREFORE, BE IT REOLVED**, that in accordance with the foregoing communication, the authority to sell for development the West Portion of 5622 Kopernick (a/k/a 5408 Kopernick), more particularly described in the attached Exhibit A-1, to Norberto Garita, be amended to reflect the revised legal description as described in the attached Exhibit C; and

**RESOLVED**, that the exchange of jurisdiction of properties and the declaration of these properties as surplus, as more particularly described in the attached Exhibits A and D, from the Municipal Parking Department to the Planning and Development Department, is hereby approved; and

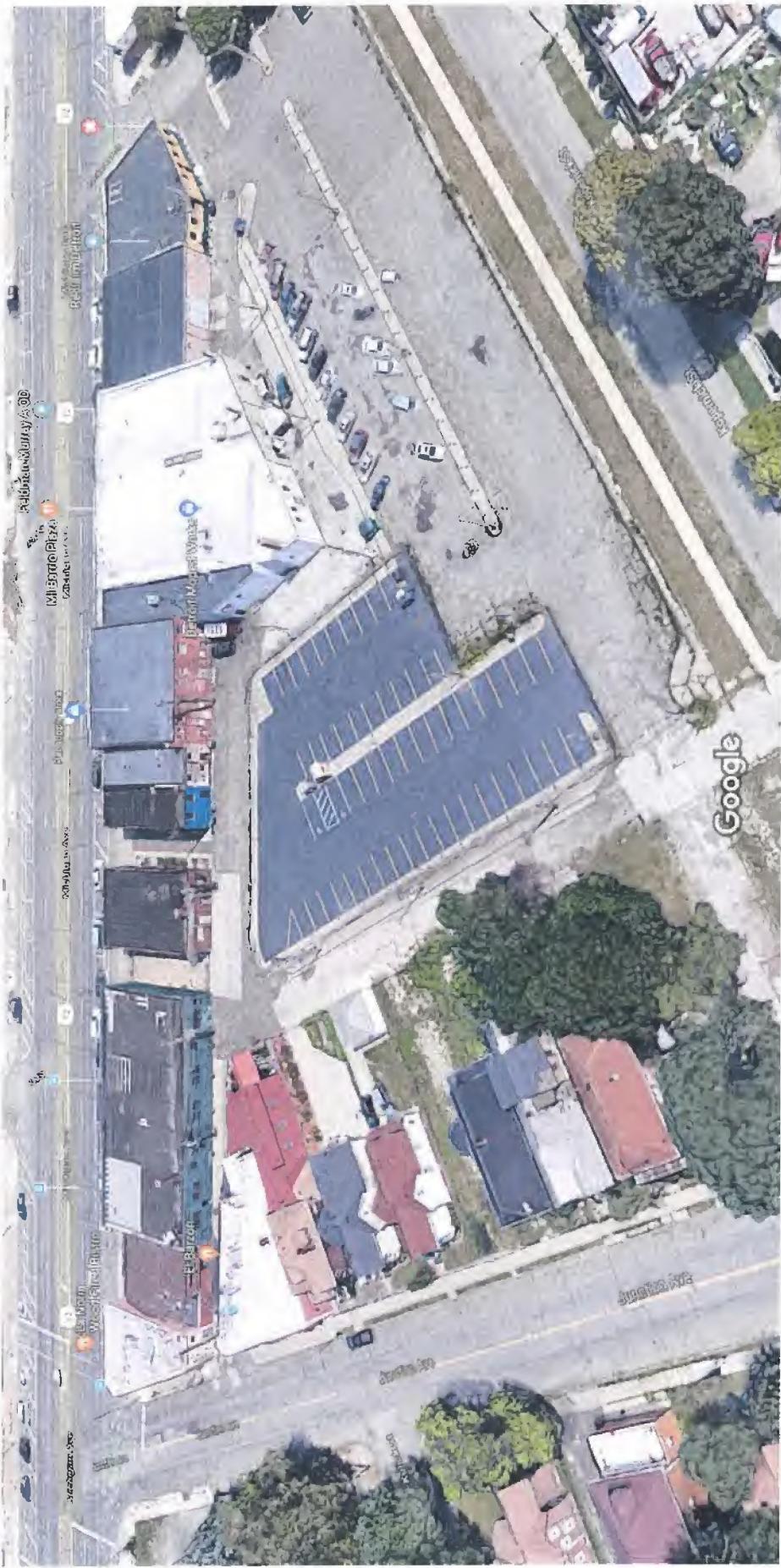
**RESOLVED**, that the Director of the Planning and Development Department, or his authorized designee, be and is hereby authorized to execute an Amendment to the Agreement to Purchase and Develop the West Portion of 5622 Kopernick (a/k/a 5408 Kopernick), with Norberto Garita, or such other documents as may be necessary, to reflect the revision of the legal description and an extension of the time period for completion to September 30, 2019; and

**BE IT FURTHER RESOLVED**, that the Director of the Planning and Development Department, or his authorized designee is authorized to execute any required instruments to make and incorporate technical amendments or changes to such aforementioned documents (including but not limited to corrections to or confirmations of legal descriptions) to correct minor inaccuracies or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and

**BE IT FINALLY RESOLVED**, that the Amendment to the Agreement to Purchase and Develop be considered confirmed when executed by the Director of the Planning and Development Department, or his authorized designee and approved as to form.



Google Maps

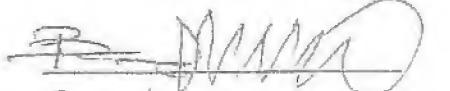


Imagery ©2019 Google, Map data ©2019 Google 20 ft

**Exhibit A**  
**Area A**  
**Western portion to El Barzon**

Land in the City of Detroit, County of Wayne, and State of Michigan being part of Lots 80 through 83, both inclusive and part of vacated Sarvis Place adjoining "Greusel and Kittelberger's Subdivision of Lots 77 to 86 inclusive of the Subdivision of Lots A, B and 16 of Brush's Subdivision of part of P.C. 260" as recorded in Liber 19, page 53 of Plats, Wayne County Records, and being more particularly described as: Commencing at the intersection of the northerly line of Kopernick Avenue, 60 feet wide and the easterly line of Junction, 66 feet wide, said point also being the southwest corner of Lot 40 "Greusel's Subdivision of Lots A, B and 16 of Brush's Subdivision of part of P.C. 260" as recorded in Liber 19, Page 7 of Plats, Wayne County Records; thence N61°48'40"E along the northerly line of Kopernick Avenue, 147 feet to the easterly line of a public alley, 27 feet wide; thence N28°11'20"W along the easterly line of the public alley 67 feet; thence N61°48'40"E 107.12; thence N28°11'20"W 35.30 feet to the Point of Beginning; thence N28°11'20"W 113.72 feet; thence S89°32'45"E 19.60 feet; thence S28°11'20"E 104.32 feet; thence S61°48'40"W 17.20 feet to the Point of Beginning; containing 1,875 square feet, more or less. Parcel subject to easements of record and easements for any existing utilities.

DESCRIPTION CORRECT  
ENGINEER OF SURVEYS

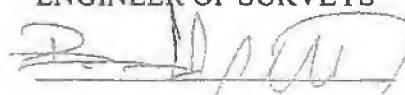
  
Basil Sarim PS.

Aka 5408 Kopernick (West portion of 5622 Kopernick)  
Ward 16 Item 001558 (part of)

**Exhibit B  
Area B  
Turn Around Access**

Land in the City of Detroit, County of Wayne, and State of Michigan being part of Lots 79 and 80, "Greusel and Kitteberger's Subdivision of Lots 77 to 86 inclusive of the Subdivision of Lots A, B and 16 of Brush's Subdivision of part of P.C. 260" as recorded in Liber 19, page 53 of Plats, Wayne County Records, and being more particularly described as: Commencing at the intersection of the northerly line of Kopernick Avenue, 60 feet wide and the easterly line of Junction, 66 feet wide, said point also being the southwest corner of Lot 40 "Greusel's Subdivision of Lots A, B and 16 of Brush's Subdivision of part of P.C. 260" as recorded in Liber 19, Page 7 of Plats, Wayne County Records; thence N61°48'40"E along the northerly line of Kopernick Avenue, 147 feet to the easterly line of a public alley, 27 feet wide; thence N28°11'20"W along the easterly line of the public alley 67.00 feet; thence N61°48'40"E 68.02 feet to the Point of Beginning; thence N61°48'40"E 39.00 feet; thence N28°11'20"W 35.30 feet; thence S61°48'40"W 39.00 feet; thence S28°11'20"E 35.30 feet to the Point of Beginning; containing 1,376 square feet, more or less. Parcel subject to easements of record and easements for any existing utilities.

DESCRIPTION CORRECT  
ENGINEER OF SURVEYS



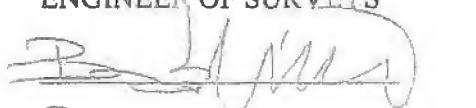
Basil Sirimy P.S.

Aka 5408 Kopernick (West portion of 5622 Kopernick)  
Ward 16 Item 001558 (part of)

**Exhibit C**  
**Area C**  
**Revised El Barzon Parking Area**

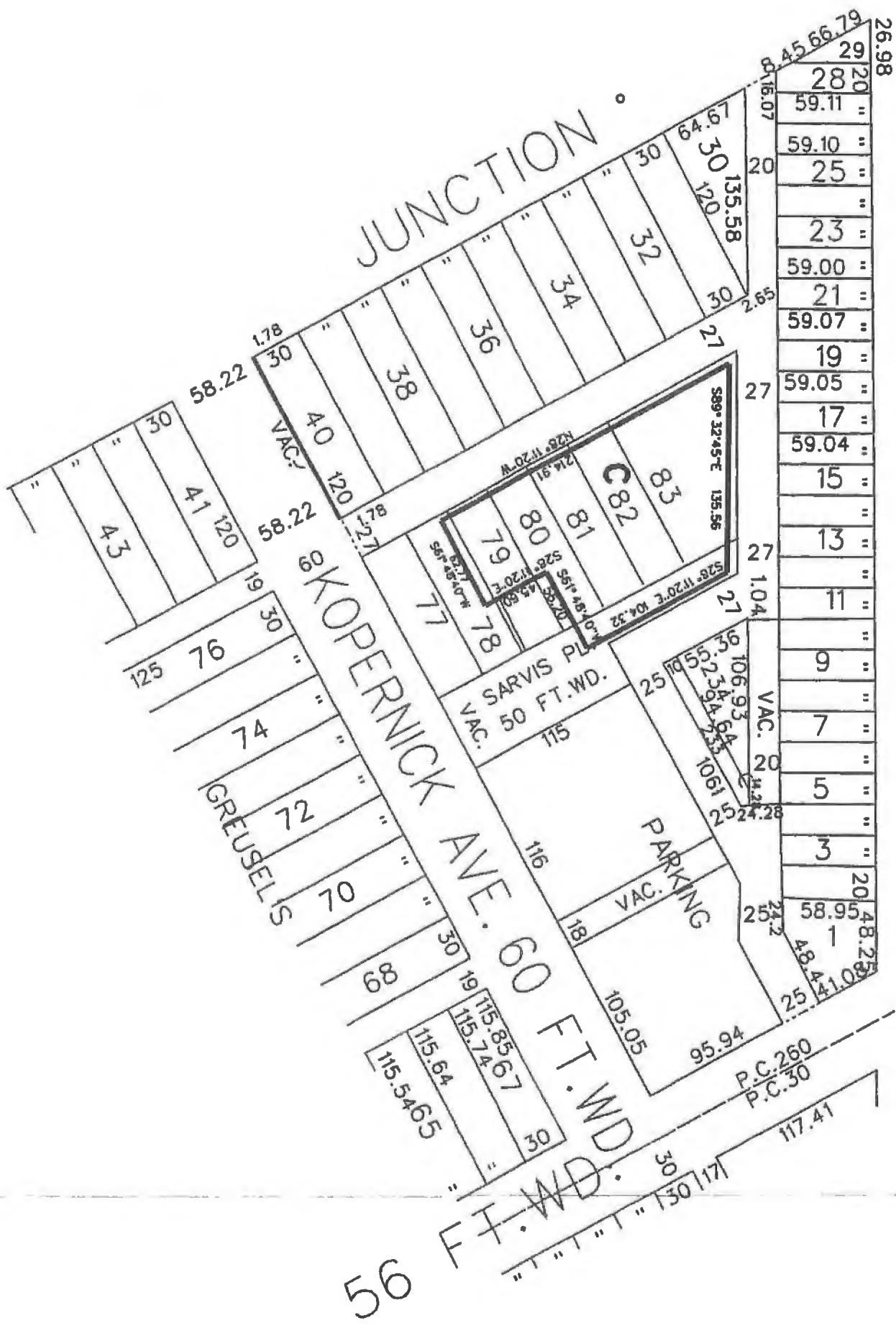
Land in the City of Detroit, County of Wayne, and State of Michigan being part of Lots 78 through 83, both inclusive, and part of vacated Sarvis Place adjoining "Greusel and Kittelberger's Subdivision of Lots 77 to 86 inclusive of the Subdivision of Lots A, B and 16 of Brush's Subdivision of part of P.C. 260" as recorded in Liber 19, page 53 of Plats, Wayne County Records, and being more particularly described as: Commencing at the intersection of the northerly line of Kopernick Avenue, 60 feet wide and the easterly line of Junction, 66 feet wide, said point also being the southwest corner of Lot 40 "Greusel's Subdivision of Lots A, B and 16 of Brush's Subdivision of part of P.C. 260" as recorded in Liber 19, Page 7 of Plats, Wayne County Records; thence N61°48'40"E along the northerly line of Kopernick Avenue, 147 feet to the easterly line of a public alley, 27 feet wide; thence N28°11'20"W along the easterly line of the public alley 56.7 feet; thence N61°48'40"E 5.25 feet to the Point of Beginning; thence N28°11'20"W along a line 5.25 feet easterly of and parallel to said easterly line of a public alley 214.91 feet; thence S89°32'45"E along a line being 4.5 feet south of and parallel to the south line of a public alley, 27 feet wide, 135.56 feet; thence S28°11'20"E 104.32 feet; thence S61°48'40"W 56.20 feet; thence S28°11'20"E 45.60 feet; thence S61°48'40"W 62.77 feet to the Point of Beginning; containing 19,139 square feet, more or less. Parcel subject to easements of record and easements for any existing utilities.

DESCRIPTION CORRECT  
ENGINEER OF SURVEYS

  
Basil Sarim P.S.

Aka 5408 Kopernick (West portion of 5622 Kopernick)  
Ward 16 Item 001558 (part of)

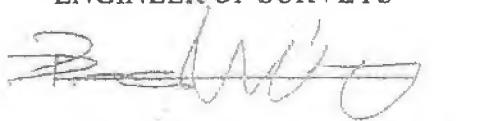
MICHIGAN



**Exhibit D  
Area D  
Southern Portion to El Barzon**

Land in the City of Detroit, County of Wayne, and State of Michigan being part of Lots 78 and 79 "Greusel and Kittelberger's Subdivision of Lots 77 to 86 inclusive of the Subdivision of Lots A, B and 16 of Brush's Subdivision of part of P.C. 260" as recorded in Liber 19, page 53 of Plats, Wayne County Records, and being more particularly described as: Commencing at the intersection of the northerly line of Kopernick Avenue, 60 feet wide and the easterly line of Junction, 66 feet wide, said point also being the southwest corner of Lot 40 "Greusel's Subdivision of Lots A, B and 16 of Brush's Subdivision of part of P.C. 260" as recorded in Liber 19, Page 7 of Plats, Wayne County Records; thence N61°48'40"E along the northerly line of Kopernick Avenue, 147 feet to the easterly line of a public alley, 27 feet wide; thence N28°11'20"W along the easterly line of the public alley 56.7 feet; thence N61°48'40"E 5.25 feet to the Point of Beginning; thence N28°11'20"W along a line 5.25 feet easterly of and parallel to said easterly line of a public alley 10.30 feet; thence N61°48'40"E 62.77 feet; thence S28°11'20"E 10.30 feet; thence S61°48'40"W 62.77 feet to the Point of Beginning; containing 647 square feet, more or less. Parcel subject to easements of record and easements for any existing utilities.

DESCRIPTION CORRECT  
ENGINEER OF SURVEYS

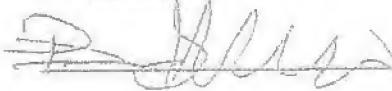
  
Basil Sanim P.S.

Aka 5408 Kopernick (West portion of 5622 Kopernick)  
Ward 16 Item 001558 (part of)

**Exhibit E  
Area E  
Sidewalk**

Land in the City of Detroit, County of Wayne, and State of Michigan being part of Lots 78 through 83, both inclusive, and part of vacated Sarvis Place adjoining "Greusel and Kittelberger's Subdivision of Lots 78 to 86 inclusive of the Subdivision of Lots A, B and 16 of Brush's Subdivision of part of P.C. 260" as recorded in Liber 19, page 53 of Plats, Wayne County Records, and being more particularly described as: Commencing at the intersection of the northerly line of Kopernick Avenue, 60 feet wide and the easterly line of Junction, 66 feet wide, said point also being the southwest corner of Lot 40 "Greusel's Subdivision of Lots A, B and 16 of Brush's Subdivision of part of P.C. 260" as recorded in Liber 19, Page 7 of Plats, Wayne County Records; thence N61°48'40"E along the northerly line of Kopernick Avenue, 147 feet to the easterly line of a public alley, 27 feet wide; thence N28°11'20"W along the easterly line of the public alley 56.7 feet to the Point of Beginning; thence N28°11'20"W continuing along said easterly line of public alley 222.90 feet; thence S89°32'45"E along the south line of a public alley, 27 feet wide, 147.01 feet; thence S28°11'20"E along the westerly line of a public alley, 27 feet wide, 106.83 feet; thence S61°48'40"W 4.80 feet; thence N28°11'20"W 104.52 feet; thence N89°32'45"W 135.56 feet; thence S28°11'20"E 214.91 feet; thence S61°48'40"W 5.25 feet to the Point of Beginning; containing 2,292 square feet, more or less. Parcel subject to easements of record and easements for any existing utilities.

DESCRIPTION CORRECT  
ENGINEER OF SURVEYS

  
Basil Sarim, P.S.

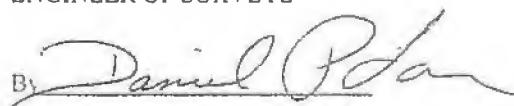
Aka 5408 Kopernick (West portion of 5622 Kopernick)  
Ward 16 Item 001558 (part of)

EXHIBIT A-I

Land in the City of Detroit, County of Wayne and State of Michigan being part of Lots 79 through 83, both inclusive "Greusel and Kittelberger's Subdivision" of Lots, 77 to 86 inclusive of the Subdivision of Lots A and B and 16 of Brush's Subdivision of part of P.C. 260" as recorded in Liber 19, Page 53 of Plats, Wayne County Records and being more particularly described as: commencing at the intersection of the northerly line of Kopernick Avenue, 60 feet wide and the easterly line of Junction Ave, 66 feet wide, said point also being the southwest corner of Lot 40 of "Greusel Subdivision" L. 19, P. 7 WCR; thence N61° 48'40"E along said northerly line of Kopernick Avenue 147.00 feet to the easterly line of a public alley, 27 feet wide, thence N28°11'20"W along said easterly line of a public alley 67.00 feet to the Point of Beginning; thence N28°11'20"W continuing along said easterly line of a public alley 212.60 feet to the southerly line of a public alley, 27 feet wide; thence S89°32'45"E along said southerly line of a public alley 123.06 feet; thence S28°11'20"E 153.61 feet; thence S61°48'40"W 108.00 feet to the Point of Beginning. Parcel subject to easements of record and easements for any existing utilities. Parcel contains 19,776 square feet more or less.

PER ASSESSORS  
D. 5/11/11

DESCRIPTION CORRECT  
ENGINEER OF SURVEYS

By   
Daniel R. Jan

METCO Services, Inc.

a k a 5408 Kopernick a k/a (West portion of 5622 Kopernick)

Ward 16 Item 001558 (part of)

MNI.os



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 • TTY:711  
(313) 224-1310  
[WWW.DETROITMI.GOV](http://WWW.DETROITMI.GOV)

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July 12, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Acquisition of Wayne County Tax Foreclosed Properties  
Right of Refusal 2019**

Honorable City Council:

Under the General Property Tax Act (1893 PA 206) (the “Act”), the City of Detroit (“City”) has an annual right of refusal to acquire tax foreclosed property from Wayne County (the “County”) upon payment of a minimum bid determined by the County pursuant to the Act (“Purchase Price”). Such right of refusal allows the City to acquire tax foreclosed properties prior to any sale by the County through auction.

Based on the City’s review of the properties available from the County, the City has identified certain properties that we wish to acquire (the “ROR Properties”) for the purposes of stabilizing communities and curtailing the potential for further blight in the City of Detroit. Provided with the attached resolution is a list of the ROR Properties that includes a total Purchase Price. Funding for this proposed acquisition was included in the Housing & Revitalization Department budget approved by your Honorable Body for this current 2019-20 Fiscal Year.

We hereby respectfully request that your Honorable Body adopt the attached resolution that authorizes the City to acquire the ROR Properties from the County for the Purchase Price.

Respectfully submitted,

Maurice Cox, Director  
Planning & Development Dept.

Donald Rencher, Director  
Housing & Revitalization Dept.

cc: S. Washington, Mayor's Office

## RESOLUTION

**BY COUNCIL MEMBER:** \_\_\_\_\_

**WHEREAS**, the General Property Tax Act (1893 PA 206) (the “Act”) allows the City of Detroit (“City”) an annual right of refusal to acquire tax foreclosed property from Wayne County (the “County”) upon the City’s payment of a minimum bid determined by the County pursuant to the Act; and

**WHEREAS**, the County has provided the City with a 2019 list of available properties that is updated by the County from time to time (the “2019 ROR List”); and

**WHEREAS**, the City has budgeted Seven Hundred Twelve Thousand Four Hundred Seventy Four and 00/100 Dollars (\$712,474.00) in funding in the Housing & Development Department’s Appropriation No. 00014 for use by the City in acquiring properties from the County under the aforementioned right of refusal (the “Acquisition Funds”); and

**WHEREAS**, attached hereto in Exhibit A is a list of the properties that the City wishes to acquire (the “2019 ROR Properties”) through its right of refusal for the offer price stated for each respective property on the list (the “Purchase Price”); now therefore be it

**RESOLVED**, that Detroit City Council hereby approves acquisition of the 2019 ROR Properties from the County in exchange for the City’s payment of the Purchase Price; and be it further

**RESOLVED**, that the Purchase Price shall be paid by the City with funds from Appropriation No. 00014; and be it further

**RESOLVED**, that in the event the County modifies the 2019 ROR List at any time up to August 02, 2019 by either adding or removing properties from such list, then the P&DD Director may modify the final 2019 ROR Properties by either adding or removing properties at the P&DD Director’s sole discretion provided that the revised total Purchase Price does not exceed the Acquisition Funds amount; and be it further

**RESOLVED**, that in accordance with the foregoing, the P&DD Director, or his authorized designee, be and is hereby authorized to accept and record deeds to the City of Detroit for the 2019 ROR Properties, as well as execute any such other documents as may be necessary to effectuate transfer of the 2019 ROR Properties from the County to the City of Detroit for the Purchase Price; and

**BE IT FINALLY RESOLVED**, that the Finance Director is hereby authorized to increase the necessary accounts and honor expenditures and vouchers when presented in accordance with the foregoing communication and standard City procedures.

**A WAIVER OF RECONSIDERATION IS REQUESTED**

**EXHIBIT A**  
**2019 Right of Refusal Parcel List - City of Detroit**

SALE_NBR	CITY_OFFER_PRICE	PARCEL_ID	PROP_STREET_NBR	PROP_STREET_NM	PROP_ZIP_CD
1	8138 \$	3,036.38 22007038.	14915	W GRAND RIVER	48227
2	7228 \$	3,053.97 20005770.	8557	DEARBORN	48209
3	6257 \$	1,441.16 14001618.	8448	W GRAND RIVER	48204
4	5986 \$	947.01 12000936.	2930	STANLEY	48208
5	6041 \$	3,180.11 12005406.	2915	PURITAN	48238
6	6042 \$	1,092.57 12005407.	2923	PURITAN	48238
7	6043 \$	1,596.45 12005408.	2931	PURITAN	48238
8	6070 \$	1,099.13 12010535.	12526	DEXTER	48238
9	6491 \$	5,230.07 16005837.002L	8100	SCHOOLCRAFT	48238
10	6520 \$	16,311.54 16008268-73	7326	W McNICHOLS	48221
11	6446 \$	10,855.64 16002119.	6000	TIREMAN	48204
12	8384 \$	28,907.60 22038877.	12400	STRATHMOOR	48227
13	8515 \$	25,063.62 22050981.	12843	GREENFIELD	48227
14	6640 \$	873.41 16023241.	16939	PRAIRIE	48221
15	6587 \$	631.11 16019041.001	16916	STOEPEL	48221
16	8109 \$	4,062.90 22002871.	18500	JOY RD	48228
17	8104 \$	6,279.84 22002326.	18201	JOY RD	48228
18	8105 \$	4,518.56 22002384.	18701	JOY RD	48228
19	8094 \$	888.19 22000132.	16305	W WARREN	48228
20	8095 \$	836.87 22000133.	16309	W WARREN	48228
21	7311 \$	6,362.91 21002306-7	16620	E WARREN	48224
22	6300 \$	2,203.50 14005424.001	4059	W DAVISON	48238
23	6246 \$	2,849.82 14000389.	1901	W VERNOR	48209
24	6859 \$	2,175.88 17000374.	8419	MACK	48214
25	7814 \$	4,025.74 21056426-31	11200	HAYES	48213
26	7631 \$	5,524.56 21029141.002L	14695	GRATIOT	48205
27	7632 \$	7,714.57 21029145-7	14721	GRATIOT	48205
28	7633 \$	3,840.23 21029148.	14725	GRATIOT	48205
29	5600 \$	8,131.46 01009291.001	19640	CHARLESTON	48203
30	8509 \$	6,960.36 22049924-30	14240	GREENFIELD	48227
31	7045 \$	6,713.12 18009635.	1500	CENTRAL	48209
32	7199 \$	1,146.67 20001738.003L	7969	W FISHER	48209
33	5744 \$	937.56 09001806.	2209	MACK	48207
34	5745 \$	921.79 09001807.	2217	MACK	48207
35	5746 \$	2,260.14 09001808-9	2223	MACK	48207
36	6130 \$	9,382.35 13009875.	3627	MT ELLIOTT	48207
37	6427 \$	1,259.19 15013260.002	3199	BELLEVUE	48207
38	6428 \$	3,532.96 15013260.003	3195	BELLEVUE	48207
39	6429 \$	1,398.38 15013260.004	3185	BELLEVUE	48207
40	6430 \$	2,168.68 15013260.005L	3171	BELLEVUE	48207
41	7232 \$	2,016.05 20007097.	2540	CARSON	48209
42	6558 \$	1,503.28 16015144.	1563	CAVALRY	48209
43	7044 \$	1,652.00 18008182.	1663	WATERMAN	48209
44	7202 \$	1,722.47 20002328.	8147	CHAMBERLAIN	48209
45	7217 \$	1,870.09 20003919.	8336	NAVY	48209
46	7239 \$	3,212.69 20008422.	1640	WOODMERE	48209
47	7056 \$	2,874.69 18011361.	4349	APPLE	48210
48	6932 \$	905.20 17010391.	2520	BEALS	48214
49	5556 \$	1,672.94 01004426.	623	E McNICHOLS	48203
50	5582 \$	2,849.82 01006974.	435	W SEVEN MILE	
51	5583 \$	5,225.92 01007066.	138	W SEVEN MILE	48203
52	5657 \$	866.06 07001519.	1568	LYMAN PL	48211
53	5658 \$	866.06 07001520.	1562	LYMAN PL	48211
54	5749 \$	887.93 09003716.	5745	CHENE	48211
55	5750 \$	873.00 09003882.	3479	CHENE	48207
56	5752 \$	795.16 09004553.	4410	ST AUBIN	48207
57	5747 \$	936.54 09002217.	2228	E CANFIELD	48207

EXHBIT A

2019 Righ of Refusal Parcel List - City of Detroit

58	5971 \$	1,356.57	11002950-3	3448 CHENE	48207
59	5972 \$	1,642.10	11003007.	4200 CHENE	48207
60	5973 \$	1,464.50	11003059-60	5114 CHENE	48211
61	5974 \$	789.57	11003074.	5310 CHENE	48211
62	5975 \$	841.63	11003103.	5550 CHENE	48211
63	5976 \$	3,772.87	11003107.	5706 CHENE	48211
64	5977 \$	1,738.46	11003127.	5866 CHENE	48211
65	6882 \$	2,009.07	17003604.	8346 ALMONT	48234
66	6883 \$	1,701.47	17003609.	8312 ALMONT	48234
67	6880 \$	1,529.97	17002359.	8226 MOLENA	48234
68	6881 \$	1,662.64	17002596.	8221 LYFORD	48234

\$ **248,654.75**



July 10, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Sale of Wayne County Tax Foreclosed  
Non-owner Occupied Homes**

Honorable City Council:

Under the General Property Tax Act (1893 PA 206) (the “Act”), the City of Detroit (“City”) has an annual right of refusal to acquire tax foreclosed property from Wayne County (“County”) upon payment of a minimum bid determined by the County pursuant to the Act. Such right of refusal allows the City to acquire tax foreclosed properties prior to any sale by the County through auction.

In 2017, the City instituted a pilot program to help stabilize Detroit neighborhoods by providing assistance to those who found themselves occupying a tax foreclosed home (the “Program”). Under the Program, the City acquires certain residential properties that are subject to foreclosure and that are occupied by qualified Program participants who are vetted by the United Community Housing Coalition (“UCHC”). The City then transfers such residential properties to UCHC for potential transfer to the Program participants. Up from 95 qualified Program participants in 2017, the Program was able to assist a total of 519 qualified participants in 2018 that occupied properties saved from foreclosure. The success of the Program has helped occupants remain in their homes and worked to stabilize the surrounding community by eliminating the potential for further blight in the respective neighborhoods. Administration of the Program by UCHC was further supported by philanthropic funding and assistance from the Quicken Loans Community Investment Fund.

UCHC is a Michigan nonprofit corporation that specializes in homeless prevention and has worked with the City in the past through Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funding programs to provide tenants with eviction and other landlord/tenant related assistance, homeless individuals/families with housing assistance and homeowners with mortgage, tax foreclosure and other housing support. UCHC provides housing assistance at all stages, however its programs are particularly aimed at preventing low income households from losing their homes by eviction or foreclosure.



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Detroit City Council

Sale of Wayne County Tax Foreclosed – Non-owner Occupied Homes

July 10, 2019

Page 2

To qualify for the Program, residents must either be renters, victims of property scams, those with solvable probate issues or those who would have qualified for property tax reductions as verified by the City Assessor. The Program requires participants to sign a statement of commitment to purchase the home for the minimum bid price paid by the City plus UCHC administrative costs, pay \$500.00 into escrow with UCHC, pass a police clearance to determine if they were a problem in the neighborhood and agree to a home inspection by UCHC. The Program also has a zero percent (0%) interest 12-18 month land contract option for those participants unable to meet the purchase price requirements. Those seeking the land contract option must also pay a monthly amount to a non-interest bearing escrow account for property taxes and home repairs. Monthly payment amounts are affordable to each household.

For 2019, the City wishes to capitalize on the success of the Program by transferring to UCHC additional tax foreclosed residential properties acquired by the City under its 2019 right of refusal. UCHC will purchase the properties from the City at the City's acquisition cost, less a discount, with partial funding support provided by the Quicken Loans Community Investment Fund and other partners. For this year, Program participants who previously owned their home, still occupy it, and should have qualified for a property tax reduction due to income can acquire it back from UCHC for the purchase price of \$1,000. All other participants can purchase from UCHC the home that they currently occupy for an affordable price based on several factors related to the total participants and homes in the pool.

At or around the end of July 2019, UCHC will provide the City with a list of residential Program properties (the "Properties") that the City will acquire from the County under its 2019 right of refusal. The City and UCHC will close in escrow for such Properties, with the sales price being the amount of funds required by the County for the City to acquire the Properties under the right of refusal less a discount of up to \$250,000 (the "Offer Price"). The City will be allowed, pursuant to an escrow agreement, to release UCHC's purchase money from escrow for purposes of paying the Offer Price to acquire the Properties from the County. Upon transfer of title from the County to the City, the City's deeds for the Properties will be released from escrow to UCHC. The attached resolution includes a full list of all the properties available to the City from the County - from which UCHC will select specific Properties for the Program. For this year, it is estimated that UCHC may acquire as many as 1000 occupied residential tax foreclosed properties for the Program.



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Detroit City Council  
Sale of Wayne County Tax Foreclosed – Non-owner Occupied Homes  
July 10, 2019  
Page 3

We, therefore, respectfully request that your Honorable Body adopt the attached resolution that: 1) authorizes the City to transfer the Properties to UCHC for the Offer Price listed in Exhibit A to the resolution, 2) authorizes the City to utilize the purchase money from UCHC to acquire the Properties from the County under the City's 2019 right of refusal and 3) authorizes the City to acquire the Properties.

Respectfully submitted,



A handwritten signature in black ink, appearing to read "Maurice Cox". Below the signature, the name "Maurice Cox" is printed in a standard font, followed by "Director" underneath it.

cc: S. Washington, Mayor's Office  
D. Rencher, HRD

## RESOLUTION

BY COUNCIL MEMBER: \_\_\_\_\_

**WHEREAS**, in accordance with the foregoing communication and in furtherance of the City of Detroit's initiatives to help stabilize neighborhoods and combat blight, the City of Detroit ("City") wishes to transfer certain occupied foreclosed homes acquired from Wayne County ("County") through the City's 2019 right of refusal (the "Properties") to the United Community Housing Coalition ("UCHC"), a Michigan nonprofit corporation; and

**WHEREAS**, UCHC will then transfer the Properties to current occupants that qualify under UCHC's program to help stabilize Detroit neighborhoods by providing assistance to those who found themselves occupying a tax foreclosed home (the "Program"); and

**WHEREAS**, attached hereto in Exhibit A is a comprehensive list of all real property available to the City under the 2019 right of refusal (the "2019 ROR List") that includes the acquisition cost to the City for each respective property labeled as "Offer Price"; and

**WHEREAS**, UCHC will provide the City with a list of the residential Properties chosen from the 2019 ROR List that UCHC wishes to acquire from the City in furtherance of the Program; now therefore be it

**RESOLVED**, the City is hereby authorized to sell any and all Properties to UCHC for the purchase price identified as "Offer Price" in such 2019 ROR List, less a discount of up to Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) ("Discount") in support of eliminating blight and stabilizing neighborhoods in the City of Detroit; and be it further

**RESOLVED**, that conveyance of the Properties to UCHC may be on multiple quit claim deeds that shall each reflect an appropriate share of the Purchase Price, less a prorated share of the Discount for the portion of Properties conveyed in the respective quit claim deed; and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his authorized designee, is authorized to execute quit claim deeds to the Properties, as well as execute such other documents as may be necessary or convenient to effect the transfer of the Properties to UCHC consistent with this resolution; and be it further

**RESOLVED**, that sale of the Properties to UCHC may close in escrow prior to the City's acquisition of the Properties from the County; and be it further

**RESOLVED**, that the City is hereby authorized to acquire the Properties from the County; and be it further

**RESOLVED**, that the City may utilize the purchase money from UCHC that is held in escrow to acquire the Properties from the County; and be it finally

**RESOLVED**, that the Director of the Planning and Development Department, or his authorized designee, be and is hereby authorized to execute any required instruments to make or incorporate technical amendments or changes to the deeds and such other documents as may be necessary to effectuate the sale (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Properties, provided that the changes do not materially alter the substance or terms of the transfer and sale.

(See attached Exhibit A)



CITY OF DETROIT  
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 908  
DETROIT, MICHIGAN 48226  
(313) 224-6380 • TTY:711  
(313) 224-1629  
[WWW.DETROITMI.GOV](http://WWW.DETROITMI.GOV)

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July 12, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Submission of the 2019-2020 HUD Annual Action Plan**

Honorable City Council:

In conformance with the requirements of the U.S. Department of Housing and Urban Development (HUD), the Housing & Revitalization Department respectfully requests that Your Honorable Body authorize the submission of the 2019-2020 HUD Annual Action Plan. It is also requested that you designate the Mayor, or his designee, to be the authorized representative to act in connection with the Plan. The Plan reflects the 2019-2020 CDBG/NOF narrative and proposal final recommendations.

It is respectfully requested that you approve the attached resolution with a waiver of reconsideration, to ensure HUD's approval and funding availability in a timely manner.

Respectfully submitted,

Donald Rencher  
Director

DR:wd

Attachment

cc S. Washington, Mayor's Office



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**BY CONCIL MEMBER**

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**WHEREAS**, the Detroit City Council hereby authorized the submission of the 2019-2020 HUD Annual Action Plan in accordance with the foregoing communication; and

**RESOLVED**, that the Mayor of the City of Detroit, Michael E. Duggan or his designee, is hereby authorized to submit the 2019-2020 Annual Action Plan including all understandings and assurances contained therein, to the U.S. Department of Housing and Urban Development (HUD) in accordance with the foregoing communication; and,

**RESOLVED**, that the Mayor of the City of Detroit, Michael E. Duggan, or his designee, is hereby designated to act in connection with the aforesaid submission, and provide the U.S. Department of Housing and Urban Development (HUD) such additional information as may be required.